



FOR SALE

**Beech Road,
Benfleet SS7 2FW**

Offers In Excess Of £360,000 Leasehold Council Tax Band - C

- Two Bedroom Second Floor Apartment
- Luxury Living Throughout
- Newly Build In 2024
- Two Double Bedrooms
- Spacious Kitchen/Lounge Area
- Perfect For First Time Buyer Or Property Investor
- Stones Throw From Local Amenities
- Short Distance To Benfleet Station
- No Onward Chain
- EPC Rating C

Selling & letting all types of property in Chalkwell, Westcliff, Leigh, Southend and the surrounding areas.

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Description

NEW BUILD APARTMENTS

Welcome to Beech Road, this luxurious two-bedroom apartment on the second floor is a gem waiting to be discovered. Built in 2024, this new build property boasts a modern interior that exudes elegance and style.

As you step inside, you are greeted by a spacious lounge/kitchen area, perfect for entertaining guests or simply relaxing after a long day. The two double bedrooms offer comfort and tranquillity, providing the ideal space to unwind. The stunning bathroom is a sanctuary in itself,

offering a touch of luxury to your daily routine.

One of the highlights of this apartment is the private balcony area, where you can enjoy your morning coffee or bask in the evening sun. The 914 sq ft of living space provides ample room for all your needs, whether you are a young professional or a small family.

Conveniently located close to local amenities, you'll have everything you need right at your doorstep. And with Benfleet station just a short distance away, commuting to the city is a breeze, making this property ideal for those who crave both convenience and comfort.

Hadleigh Junior School

0.15 miles

The King John School

0.82 miles

Entrance

Attractive entrance lobby with video entry system, porcelain tiled floor, lift and stairs to all floors.

Hallway

Front door into entrance hallway with two storage cupboards, porcelain tiled floor with underfloor heating, video entrance phone, inset spotlights and doors to all rooms.

Kitchen

Open plan lounge/diner with sliding doors out to a large, private balcony. The lounge has fitted carpet with underfloor heating and inset spotighting. The kitchen area has wood effect tiled floor with underfloor heating and inset spotighting, a range of Schroder wall and base units with stone work surfaces and inset sink with mixer tap and drainer. Integrated appliances include fridge freezer, oven with hob and extractor hood, dishwasher and washing machine.

Bedroom 1

Double bedroom with double glazed window to rear aspect and fitted carpet with underfloor heating. Door to en-suite.

En-Suite

Three piece suite comprising rainfall shower, vanity wash hand basin and low level WC. Porcelain tiled walls and floor with underfloor heating, inset spotighting and automatic sensor lighting.

Bedroom 2

Double bedroom with double glazed window to rear aspect and fitted carpet with underfloor heating.

Bathroom

Three piece suite comprising bath, vanity wash hand basin and low level WC. Porcelain tiled walls and floor with underfloor heating, inset spotighting and automatic sensor lighting.

Parking & External

Secure allocated parking space for one vehicle in a covered car park. Secure bin store and bike store.

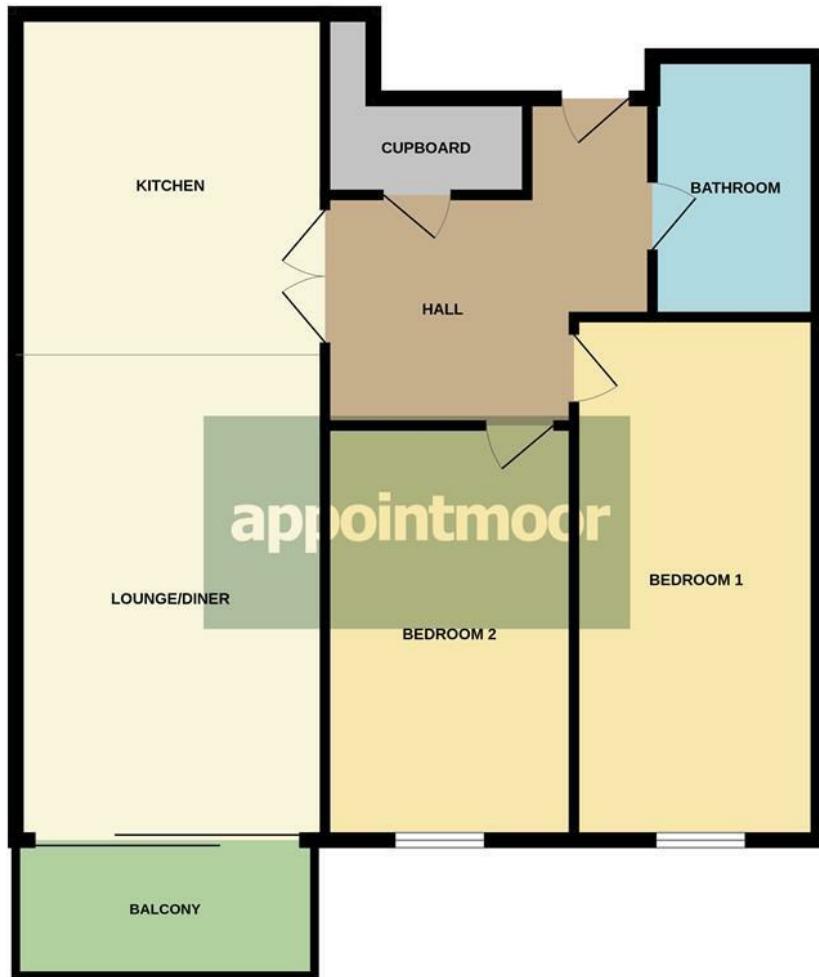
Tenure

Leasehold - 125 year lease

Service charge - £1,350 per annum

School Catchments





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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