



FOR SALE

Manna Heights, Manna Heights, London Road, Benfleet SS7 1AX

£235,000 Leasehold

- Purpose Built
- 2 Bedrooms
- 2 En-Suites & Separate WC
- Ground Floor
- Close to local amenities
- Air Filtration System
- Double Glazing
- Open Plan Living/Kitchen
- Allocated Parking
- Communal Garden

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

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Description

Superb 2 bedroom apartment situated in the sought after Manna Heights, a modern purpose built apartment building which was newly constructed in 2015. A wonderful finish throughout, good size open plan kitchen lounge, 2 bedrooms complete with en-suite shower room to both and separate WC. Further benefiting from having allocated parking in the

private car park to the rear hosting visitors parking spaces as well. The apartment block is situated close to local amenities and 10 minutes from Benfleet Station. Viewing highly advised.

Entrance

Communal entrance into communal hallway. Own door into:

Hallway

Coat cupboard with hanging rails plus further cupboard housing boiler. Radiator, fitted carpet. Doors off to:

Open Plan Living/Kitchen Area

Double glazed window, radiator, fitted carpet, power points

Kitchen - Inset spotlights, wall & base kitchen units with complimentary work surfaces, stainless steel sink & drainer, tiled splash backs. Integrated oven & hob with extractor over, space for fridge freezer & washing machine. Power points & tiled flooring.

Bedroom One

Double glazed window, fitted carpet, light fitting and power points.

En-suite One

Inset spotlights, walk in shower, low level wc, pedestal wash hand basin, wall mounted chrome heated towel rail. Fully tiled walls & flooring.

Bedroom Two

Double glazed window, fitted carpet, light fitting and power points.

En-suite Two

Inset spotlights, walk in shower, low level wc, pedestal wash hand basin, wall mounted chrome heated towel rail. Fully tiled walls & flooring.

Separate WC

Inset spotlights, low level WC, wash hand basin, heated towel rail, tiled flooring.

Parking

Allocated parking space and visitor spaces

Tenure

Ground Rent - £300 per year
Service Charges - £600 per year
Lease - 125 years





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		84	84
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		88	88
EU Directive 2002/91/EC			

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested. **VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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