

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

London Road, Benfleet, SS7 5TL



Offers in Excess of £240,000

WILLIAMS and DONOVAN are delighted to offer for sale with NO ONWARD CHAIN, this two bedroom first floor flat situated within close proximity of major routes and easy reach of Tarpots shops and amenities. The property benefits from having its own 45' contained garden; garage; a long lease of 900+ years and no maintenance charges.

EPC rating - C. Our ref: 15592

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

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London Road, Benfleet, SS7 5TL

Accommodation comprises:

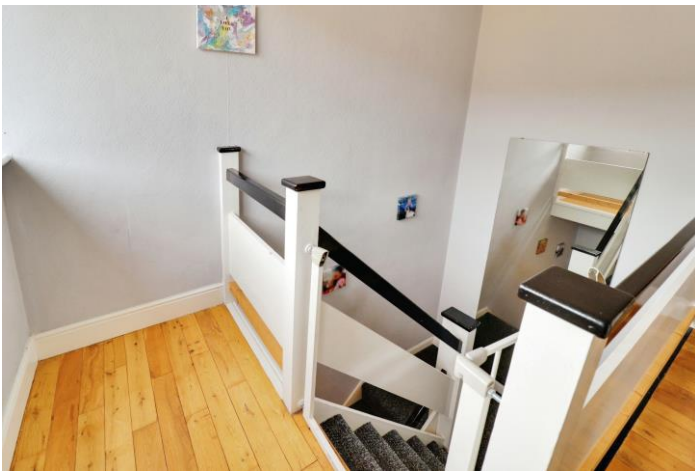
Entrance via own entrance door to:

HALLWAY

Stairs to FIRST FLOOR LANDING.

LANDING

Skimmed ceiling. Loft access hatch. UPVC double glazed window to side aspect. Radiator. Doors to:



LOUNGE 15' 9" x 12' 2" (4.8m x 3.71m)

UPVC double glazed window to front aspect. Radiator. Feature fireplace with electric fire insert. Wooden floor.



KITCHEN 12' 2" x 8' 2" (3.71m x 2.49m)

UPVC double glazed window to side aspect. Range of base and eye level units with roll edged working surfaces and tiled splashback. Inset stainless steel sink with chrome mixer tap. Inset 4 ring gas hob with electric oven under. Space for washing machine. Space for fridge/freezer.

Space for tumble dryer. Radiator. Wooden floor.



BEDROOM ONE 13' 6" x 9' 10" (4.11m x 3m)

UPVC double glazed window to side aspect. Radiator.



BEDROOM TWO 13' 6" x 8' 10" (4.11m x 2.69m)

UPVC double glazed window to side aspect. Radiator.



BATHROOM 5' 6" x 5' 4" (1.68m x 1.63m)

Obscure uPVC double glazed window to side aspect. Two piece white suite comprising pedestal mounted wash hand basin and panelled bath with electric shower over. Tiled walls. Radiator. Tiled floor.



SEPARATE W/C 4' 7" x 2' 9" (1.4m x 0.84m)

Obscure uPVC double glazed window to side aspect. Enclosed w/c. Part panelled walls.

OUTSIDE OF PROPERTY:

This property has its own self contained garden measuring approx. 45' with fencing to all boundaries. GARAGE in block with up and over door.



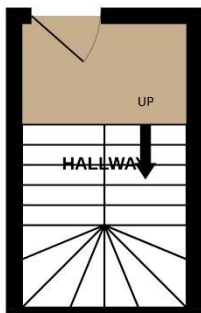
Agent's Notes:

Lease length in excess of 900 years

No maintenance charges

Peppercorn ground rent.

GROUND FLOOR
68 sq.ft. (6.3 sq.m.) approx.



FIRST FLOOR
738 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.8 sq.m.) approx.

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 illustrative 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.