

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Swan Court, 80 London Road, Benfleet, SS7 5TJ



£180,000

WILLIAMS and DONOVAN - this well presented ground floor retirement flat for the over 55s is located just a stone's throw from the many shops and restaurants at Tarpots shopping facilities. Offered for sale with NO ONWARD CHAIN, the property has a recently fitted kitchen, new carpets, direct access to the communal gardens and communal parking. Lease length - 160 years approx. Service charge - £207 per half year. Ground rent - £25 per half year. EPC rating - TBC. Our ref: 15541

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

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# Swan Court, 80 London Road, Benfleet, SS7 5TJ

Accommodation comprises:

Entrance via composite door to:

## HALLWAY

Built in storage cupboard. Doors to:

## LOUNGE 15' 10" x 10' 4" (4.83m x 3.15m)

Double glazed window to rear aspect. Double glazed door to COMMUNAL GARDENS. Wall lighting. Electric radiator. Opening to:



## KITCHEN 7' 8" x 6' (2.34m x 1.83m)

Double glazed window to rear aspect. Range of recently fitted base and eye level units with solid wood working surfaces. Inset stainless steel sink drainer. Inset 4 ring electric hob with extractor fan above and electric oven under. Space for washing machine. Space for fridge/freezer. Tiled splashbacks.



## BEDROOM 14' 7" x 8' 9" (4.44m x 2.67m)

Double glazed window to front aspect. Fitted wardrobes. Electric radiator.



### **SHOWER ROOM 6' 4" x 5' 5" (1.93m x 1.65m)**

Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and shower cubicle with electric shower. Part tiled walls. Airing cupboard.



### **Agent's Note:**

**Lease length - 160 years approx.**

**Service charge - £414 per annum (Paid £207 half yearly).**

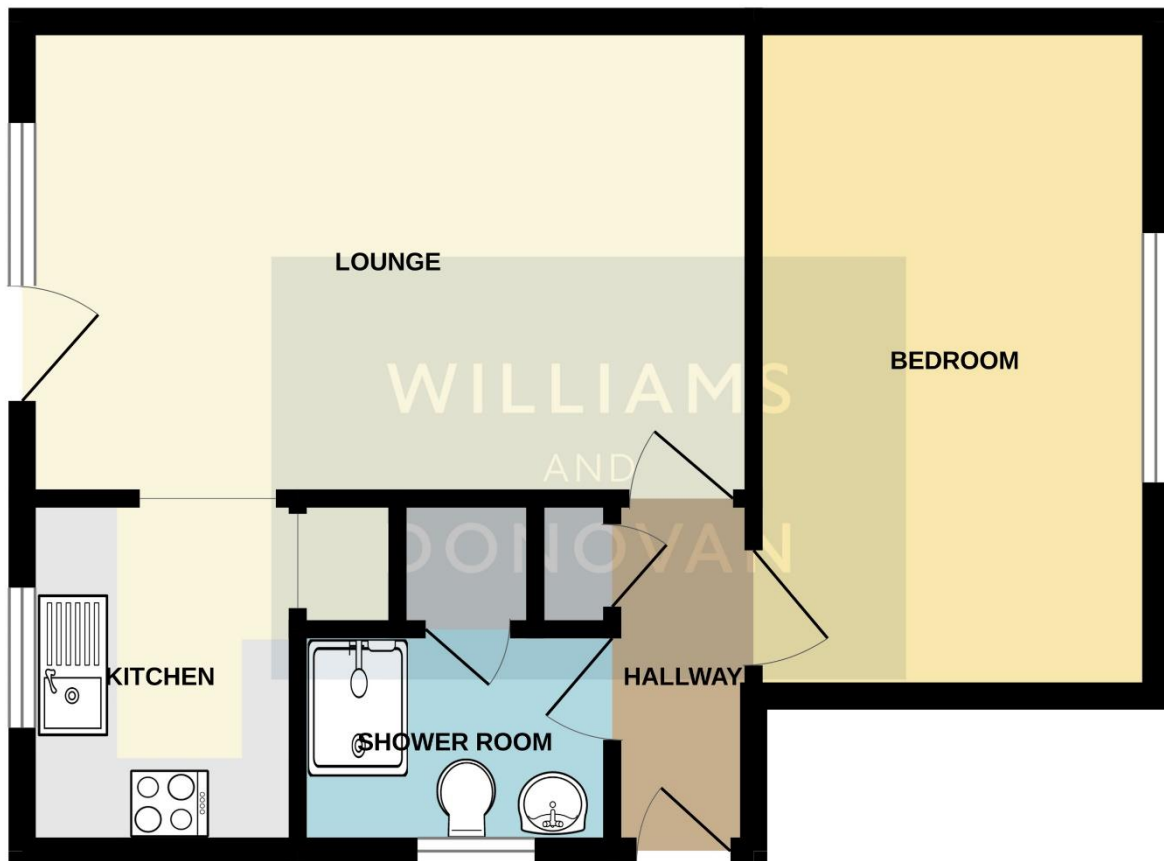
**Ground rent - £50 per annum (Paid £25 half yearly)**

### **OUTSIDE OF PROPERTY:**

Communal gardens. Communal car park.



GROUND FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 413 sq.ft. (38.4 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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