

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

High Road, South Benfleet, SS7 5LD



GUIDE PRICE £220,000 - £230,000

We are pleased to offer for sale with NO ONWARD CHAIN, this well presented one bedroom first floor flat situated on Benfleet High Road in close proximity to all local amenities and just over half a mile's walk from Benfleet station. The property benefits from having a modern fitted kitchen; 14' 1" lounge, with access to a private balcony; double bedroom; modern bathroom; communal car park with one allocated parking space and would make an ideal FIRST TIME BUY or BUY TO LET investment.

Lease length - 118 years approx. EPC rating - D. Our ref: 13900

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

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High Road, South Benfleet, Essex, SS7 5LD

Accommodation comprises:

Entrance via stairs to personal door to:

HALLWAY

Skimmed ceiling. Radiator. Doors to:

LOUNGE 14' 1" x 11' 4" (4.29m x 3.45m)

Skimmed ceiling. UPVC double glazed French style doors, with side lights, to BALCONY at front. Two radiators.



KITCHEN 14' x 5' 5" (4.27m x 1.65m)

Skimmed ceiling. UPVC double glazed window to side aspect. Range of modern base and eye level units with square edged working surfaces and matching upstands. Inset stainless steel sink with chrome mixer tap. Inset 4 ring electric hob with extractor hood over and electric oven under. Integrated dishwasher. Integrated fridge and freezer. Radiator. Tiled floor.



BEDROOM 11' 4" x 10' 9" (3.45m x 3.28m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Radiator.



SHOWER ROOM 9' 4" x 3' 6" (2.84m x 1.07m)

Skimmed ceiling. Three piece white suite comprising close coupled dual flush w/c, wall mounted hand wash basin with chrome mixer tap and double shower cubicle with overhead rainmaker shower. Chrome heated ladder style towel rail. Part tiled walls. Tiled floor.



OUTSIDE OF PROPERTY:

Communal car park with one allocated parking space.

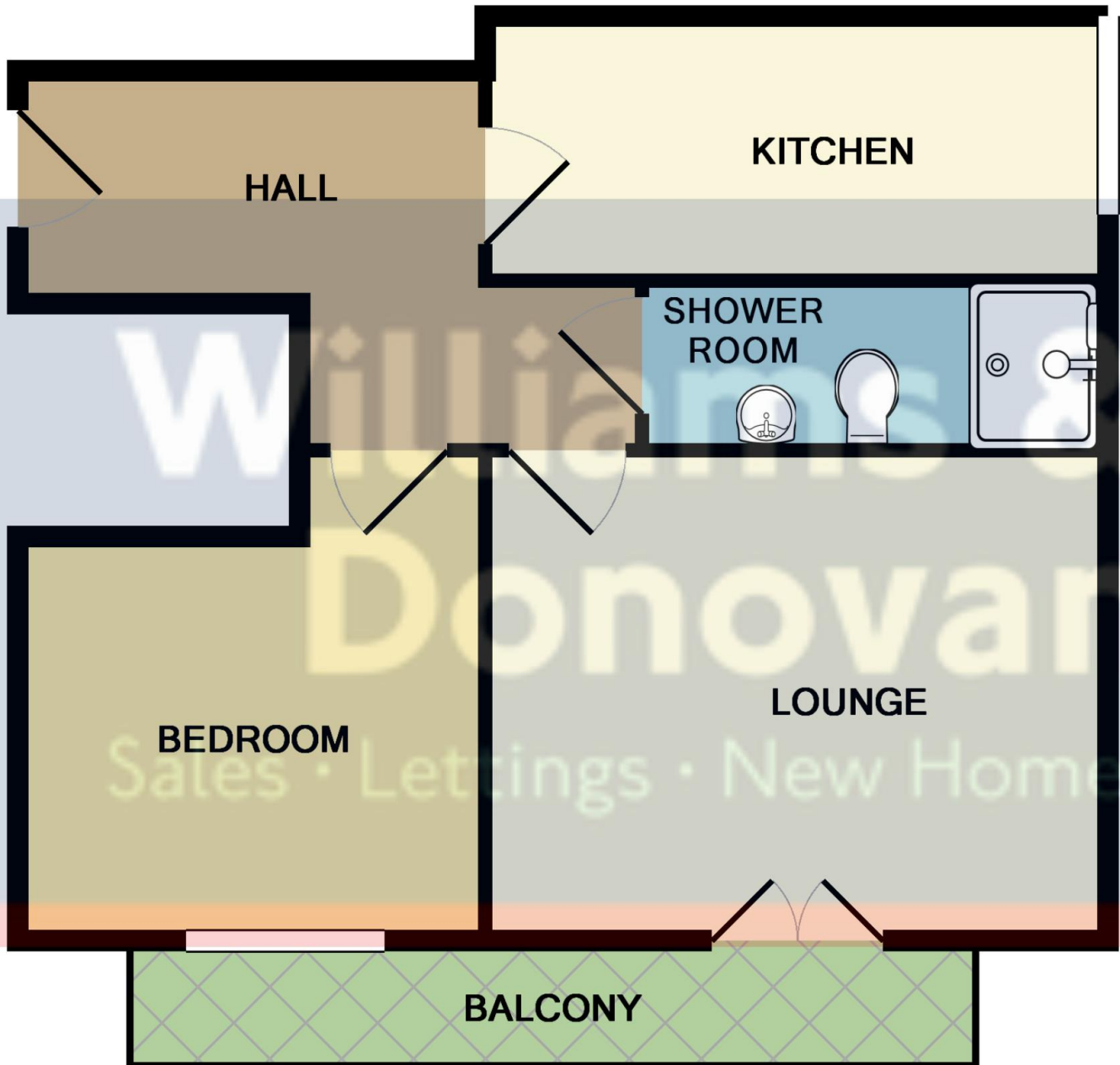


Agent's Note:

Lease length - 118 years approx.

Ground rent - £250 per annum.

No service charge.



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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.