

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

South View Road, South Benfleet, SS7 5NA



£250,000

WILLIAMS and DONOVAN are pleased to offer for sale this lovely two bedroom ground floor flat situated in close proximity to High Road shops and amenities, and just over a mile from Benfleet station. With a long lease of approx. 120 years (TBC), the property benefits from having a 14' 4" kitchen; 13' 8" lounge; two good sized bedrooms and shared gardens front and back, this property would make an ideal FIRST TIME BUY or BUY TO LET investment. EPC rating - C. Our ref: 15000

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

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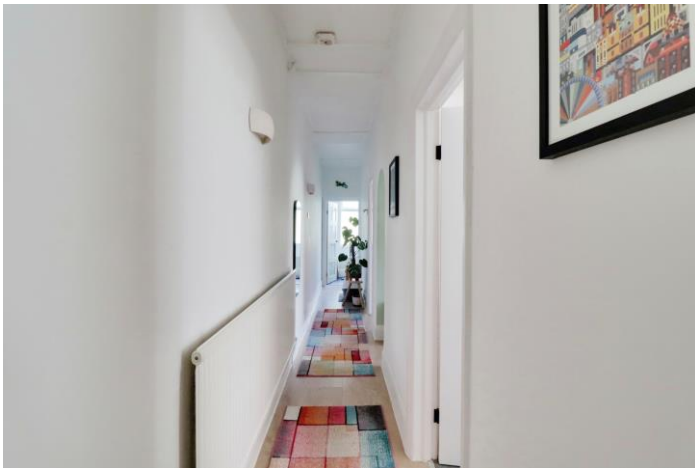
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Accommodation comprises:

Entrance via obscure double glazed door and sidelights to COMMUNAL HALLWAY. Stairs up to FIRST FLOOR. Personal obscure composite door to:

HALLWAY

Skimmed ceiling. Radiator. Laminate wood effect flooring. Doors to:



LOUNGE 13' 8" x 11' 1" (4.17m x 3.38m)

UPVC double glazed patio doors leading to and overlooking REAR GARDEN. Radiator. Laminate wood effect flooring.



KITCHEN 14' 4" x 6' 4" (4.37m x 1.93m)

Obscure uPVC double glazed door to side aspect. UPVC double glazed window to side aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset stainless steel one and a half bowl sink drainer with jet spray mixer tap. Space for gas cooker with extractor hood over. Space for washing machine. Space for fridge/freezer. Cupboard concealing Ideal combination gas boiler. Tiled floor.



BEDROOM ONE 12' into bay x 11' 7" (3.66m x 3.53m)

Skimmed ceiling. UPVC double glazed bay window to front aspect. Radiator.



BEDROOM TWO 14' 2" x 6' 5" (4.32m x 1.96m)

Skimmed ceiling. UPVC double glazed window to side aspect. Radiator. Laminate wood effect flooring.



BATHROOM 6' 6" x 6' 4" (1.98m x 1.93m)

Skimmed ceiling. Obscure uPVC double glazed window to rear aspect. Three piece white suite comprising close coupled w/c, vanity mounted hand wash basin with chrome mixer tap and panelled bath with chrome shower mixer tap and electric shower over. Tiled walls. Chrome heated towel rail. Tiled floor.



OUTSIDE OF PROPERTY:

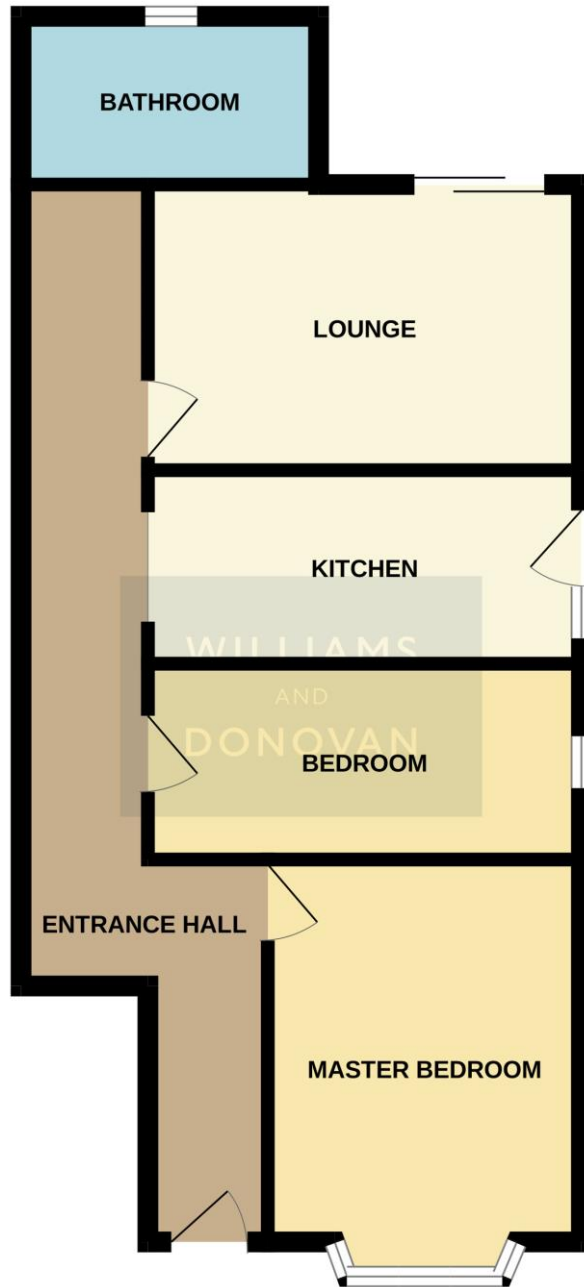
To the **FRONT** of the property is a shared lawn area with pathway to front door.

The **REAR GARDEN** is shared with the flat upstairs and measures approx. 70'. Commences with patio leading to lawn area with various established trees and shrubs. Fencing to all boundaries.



Agent's Note:
Lease length thought to be approx. 120 years (TBC).
Service charge - £984.02 per annum.
Ground rent - £30 per annum.

GROUND FLOOR



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.