

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Lambeth Court, Lambeth Road, Benfleet, SS7 4FB



Offers in Excess of £250,000

WILLIAMS and DONOVAN are pleased to offer for sale with NO ONWARD CHAIN, this beautifully presented two bedroom, two bathroom first floor apartment. Situated within a modern block, conveniently for Tarpots facilities, the property benefits from having a spacious lounge/kitchen measuring 17' 5"; two double bedrooms with ensuite to bedroom one; balcony and allocated parking, and has a lease of approx. 110 years.

EPC rating - C. Our ref: 15941

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

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Accommodation comprises:

Entrance via security entry phone providing access to COMMUNAL ENTRANCE HALL. Spotlight insets. Stairs to all floors, leading to personal entrance door to:

HALLWAY

Skimmed ceiling. Spotlight insets. Storage cupboard housing Megaflo hot water system. Radiator. Laminate wood effect flooring. Doors to:

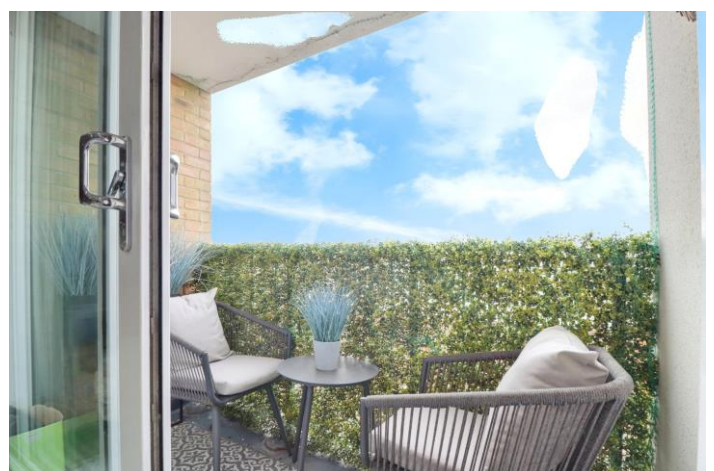
LOUNGE/KITCHEN 17' 5" x 14' 4" (5.31m x 4.37m)

Skimmed ceiling with spotlight insets. UPVC double glazed patio doors to BALCONY at front. Range of floor to ceiling, base and eye level units with quartz working surfaces and matching upstands. Inset sink with chrome jet spray mixer tap. Inset 4 ring electric hob with extractor over and electric oven under. Integrated fridge. Integrated freezer. Integrated dishwasher. Integrated washing machine. Designer wall radiator. Laminate wood effect flooring.



BALCONY

With wrought iron balustrade.



BEDROOM ONE 14' 10" x 9' 5" (4.52m x 2.87m)

Skimmed ceiling. UPVC double glazed window to front aspect. Electric wall mounted heated. Door to:



ENSUITE 8' 7" x 3' 3" (2.62m x 0.99m)

Skimmed ceiling with spotlight insets. Three piece white suite comprising close coupled, dual flush w/c, pedestal mounted hand wash basin with chrome mixer tap and shower cubicle. Chrome ladder style towel rail. Tiled walls. Tiled floor.

BEDROOM TWO 11' 3" x 10' 5" (3.43m x 3.18m)

Skimmed ceiling. UPVC double glazed window to front aspect. Electric wall mounted heated.



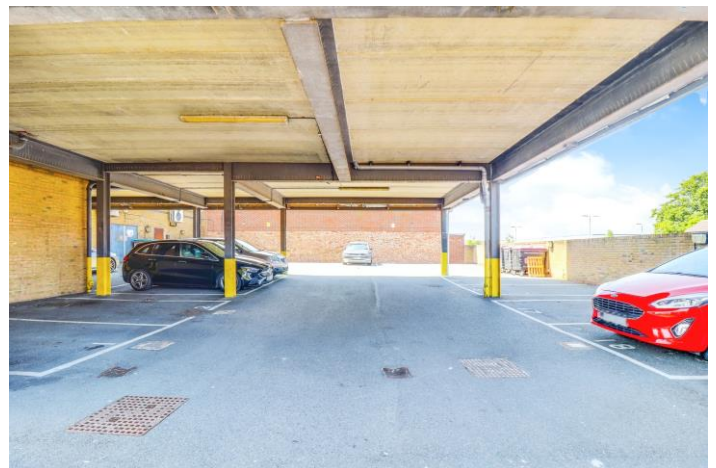
BATHROOM 6' 7" x 5' 6" (2.01m x 1.68m)

Skimmed ceiling with spotlight insets. Three piece white suite comprising close coupled, dual flush w/c, pedestal mounted hand wash basin with chrome mixer tap and panelled bath with chrome shower mixer tap and shower screen. Tiled walls. Chrome ladder style towel rail. Tiled floor.



OUTSIDE OF PROPERTY:

Allocated parking. Communal roof top terrace.



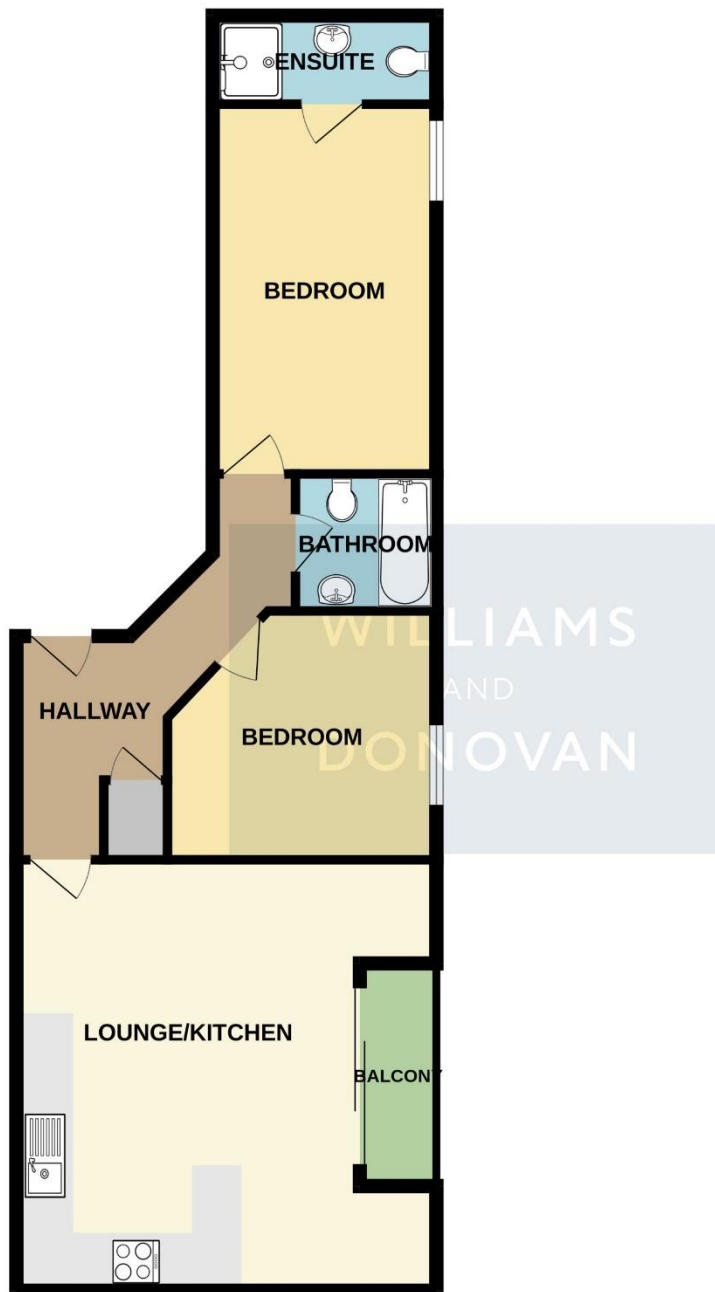
Agent's Note:

This property is Leasehold, with approx. 110 years remaining on the lease.

Ground rent: £250.

Service Charges: £1329.93 per annum including buildings insurance.

GROUND FLOOR
681 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.2 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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

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.