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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Forest View, 396 London Road, Benfleet, SS7 1FS



### Offers in Excess of £290,000

WILLIAMS and DONOVAN are delighted to offer for sale this stunning two bedroom, two bathroom 3rd floor apartment situated in a modern block, built in 2021, in a central Benfleet location, perfectly located for local and major routes. With spacious kitchen/lounge measuring 21'; ensuite to bedroom one; allocated parking space and a long lease of 171 years, this property would make an ideal FIRST TIME BUY or BUY TO LET investment. EPC rating - B. Our ref: 15954

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

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Accommodation comprises:

Entrance via secure entry phone system door to COMMUNAL HALL. Stairs to all floors. Personal solid wood entrance door to:

## HALLWAY

Smooth ceiling. Double storage cupboard. Entry phone system. Radiator. LVT flooring. Solid wood doors to:

## LOUNGE/KITCHEN 21' 1" x 15' 7" reducing to 10' 8" (6.43m x 4.75m > 3.25m)

Smooth ceiling with spotlight insets. Double glazed windows to side and rear aspects. Range of base and eye level units with solid granite working surfaces. Inset one and a half bowl sink drainer. Inset 4 ring electric hob with extractor hood over and electric oven under. Integrated fridge/freezer. Integrated dishwasher. Breakfast bar. LVT flooring.



## BEDROOM ONE 14' 7" reducing to 11' 1" > 10' 10" (4.44m > 3.38m x 3.3m)

Smooth ceiling. Double glazed window to side aspect. Radiator. Door to:



## ENSUITE 7' 3" x 3' (2.21m x 0.91m)

Smooth ceiling with spotlight insets. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and shower cubicle with overhead mixer shower. Part tiled fans. Extractor fan. Tiled floor.





**BEDROOM TWO 14' 7" x 8' 4" (4.44m x 2.54m)**

Smooth ceiling. Double glazed window to side aspect. Radiator.



**OUTSIDE OF PROPERTY:**

Allocated parking in large car park. Bike and bin storage.



**BATHROOM 10' 9" x 5' 10" reducing to 3' 1" (3.28m x 1.78m > 0.94m)**

Smooth ceiling with spotlight insets. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and panelled bath with mixer shower over. Part tiled walls. Space and plumbing for washing machine. Extractor fan. Tiled floor.



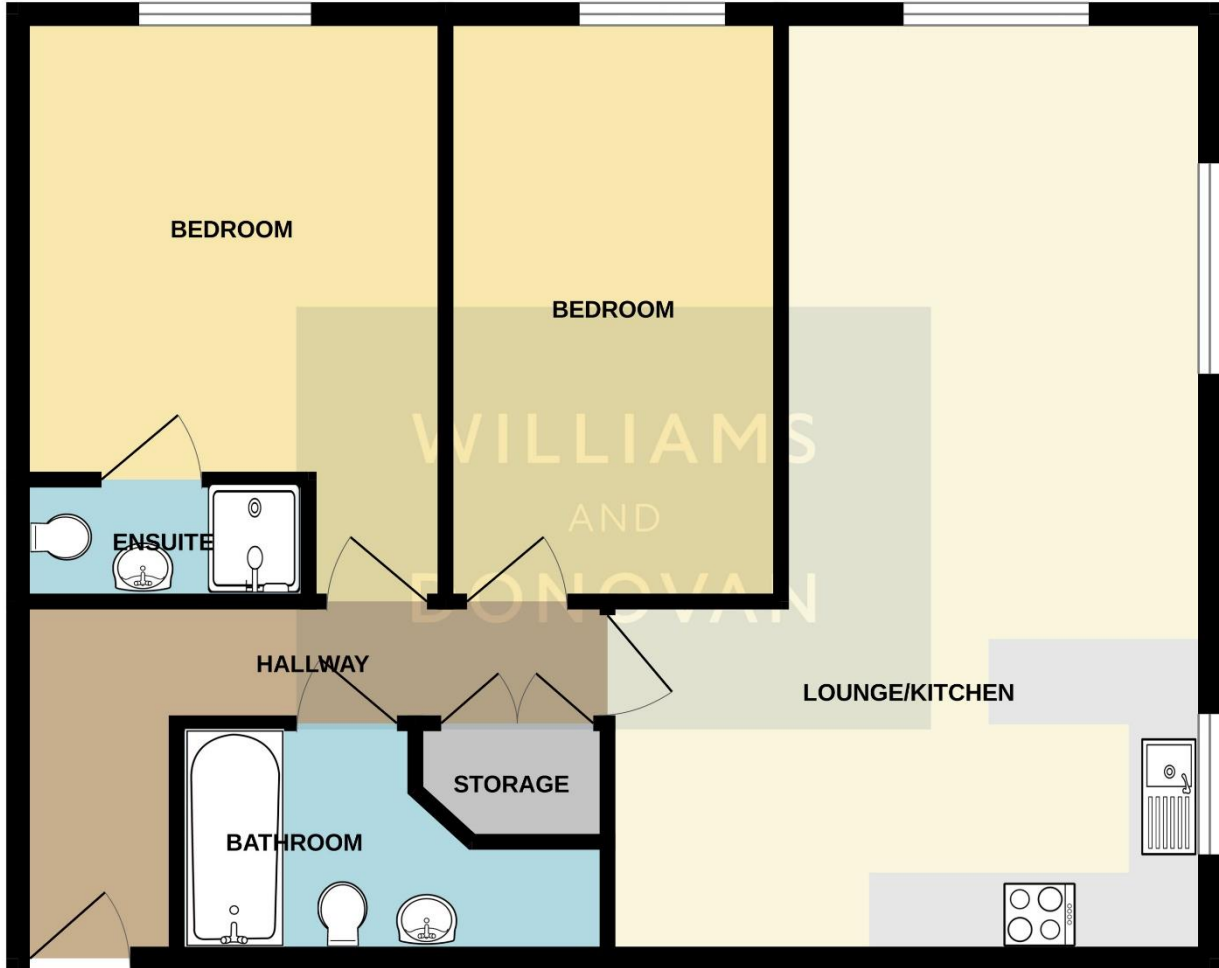
**Agent's Note:**

**Lease length - 171 years from new in 2021 (originally 175 years)**

**Service charge - £529.72 every 6 months at present**

**This property has a share of the freehold so there are no Ground rent charges.**

GROUND FLOOR  
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.8 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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**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.