

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Manna Heights, London Road, Benfleet, SS7 1AX



### Offers in Excess of £270,000

We are delighted to present this fantastic modern two double bedroom first floor apartment located in London Road, Benfleet. Featuring a spacious open plan lounge/kitchen area; two double bedrooms; two en suites; separate W.C; allocated parking and long lease of approx. 115 years. EPC:B, Our Ref: 16282

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

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Accommodation comprises:

Entrance via secure entry door to COMMUNAL hallway. Stairs to all floors.



Personal entry door to:

**HALLWAY** Skimmed ceiling. Phone entry system. Built in storage cupboard. Radiator. Doors to:



**CLOAKROOM** Skimmed ceiling with inset spotlights. Close coupled WC. Pedestal hand wash basin. Chrome heated towel rail. Tiled walls.



**KITCHEN/LOUNGE 23' 2" x 11' 7" (7.06m x 3.53m)**

Skimmed ceiling with inset spotlights. Double glazed window to side aspect. Range of base and eye level units. Square edge work tops. Stainless steel sink/drainer. Integrated four ring electric hob. Extractor fan above. Integrated electric oven. Space for fridge/freezer and washing machine. Breakfast bar. Tiled splashbacks. Concealed wall mounted boiler. Radiator.





**BEDROOM ONE 16' 10" max x 9' 7" (5.13m x 2.92m)**  
Skimmed ceiling. Double glazed window to side aspect.  
Radiator. Door to:



**EN SUITE ONE 6' 9" x 4' 7" (2.06m x 1.4m)** Skimmed ceiling with inset spotlights. Shower cubicle with mixer shower. Close coupled WC. Pedestal hand wash basin. Chrome heated towel rail. Fully tiled.



**BEDROOM TWO 13' 0" x 11' 9" (3.96m x 3.58m)**  
Skimmed ceiling. Double glazed window to side aspect.  
Radiator. Door to:



**EN SUITE TWO 6' 9" x 4' 6" (2.06m x 1.37m)** Skimmed ceiling with inset spotlights. Shower cubicle with mixer shower. Close coupled WC. Pedestal hand wash basin. Chrome heated towel rail. Fully tiled.



#### EXTERIOR

The property has communal grounds and a car park with one allocated car parking space.

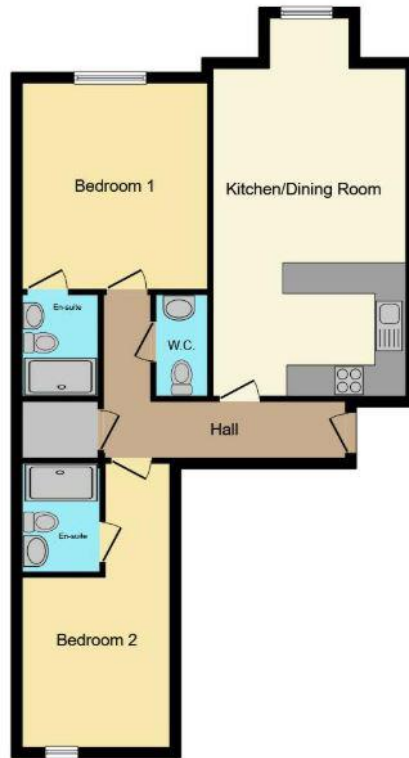


#### Agent's Note:

Lease length - 115 years approx.

Ground rent - £300 per annum.

Service charge - £1030 per annum (includes buildings insurance)



Total floor area 71.2 m<sup>2</sup> (766 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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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.