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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Manna Heights, London Road, Benfleet SS7 1AX



GUIDE PRICE £260,000 - £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 rating - B, Our Ref: 16282

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Manna Heights, London Road, Benfleet, SS7 1AX

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/drain. 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.

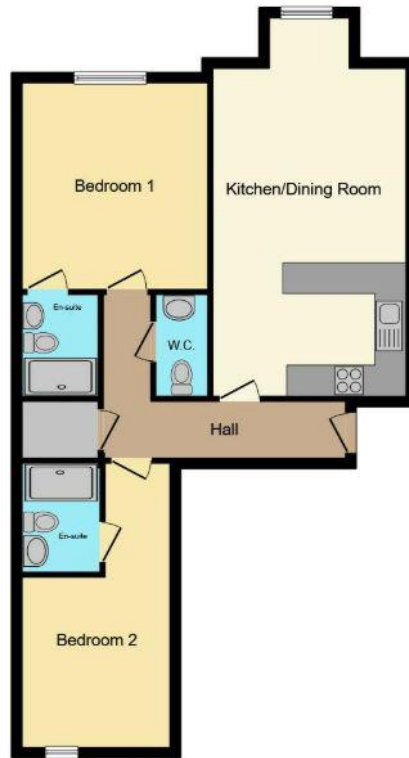


Agent's Note:

Lease length - 115 years approx.

Ground rent - £300 per annum.

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



Total floor area 71.2 m² (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

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