

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Station Road, South Benfleet, SS7 1NG



Offers in Excess of £285,000

Situated less than a minute's walk from Benfleet station, this two bedroom top floor apartment would be an ideal base for commuters or those seeking their first home. With a Share of Freehold and a Lease of approx. 112 years, this well presented property also benefits from having a 13' 6" lounge; 11' 1" kitchen; two double bedrooms; communal gardens; garage and parking for two vehicles. EPC rating - C. Our ref: 16348

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Accommodation comprises:

Entrance via communal door to communal hallway.
Stairs to all floors. Personal solid wood entry door to:

HALLWAY

Built in storage cupboard. Laminate flooring. Doors to:

LOUNGE 13' 6" x 13' 4" (4.11m x 4.06m)

Double glazed window to front aspect. Wall lighting. Radiator. Laminate flooring. Feature glass block wall. Bi-folding door to:



KITCHEN 11' 1" x 7' 1" (3.38m x 2.16m)

Skimmed ceiling with spotlight insets. Double glazed window to front aspect. Range of base and eye level units with roll edged working surfaces. Inset stainless steel sink drainer. Inset 4 ring electric hob with extractor fan above. Built in electric oven. Built in microwave. Space for fridge/freezer. Breakfast bar. Concealed wall mounted combi boiler (which we understand is 4 years old).



BEDROOM ONE 13' x 10' 6" (3.96m x 3.2m)

Double glazed window to rear aspect. Radiator.



BEDROOM TWO 10' 2" x 10' 2" (3.1m x 3.1m)

Double glazed window to rear aspect. Radiator.



BATHROOM 7' 8" x 5' 3" (2.34m x 1.6m)

Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and panelled bath with mixer shower. Heated towel rail. Part tiled walls. Extractor fan. Tiled floor.



OUTSIDE OF PROPERTY:
Communal gardens.

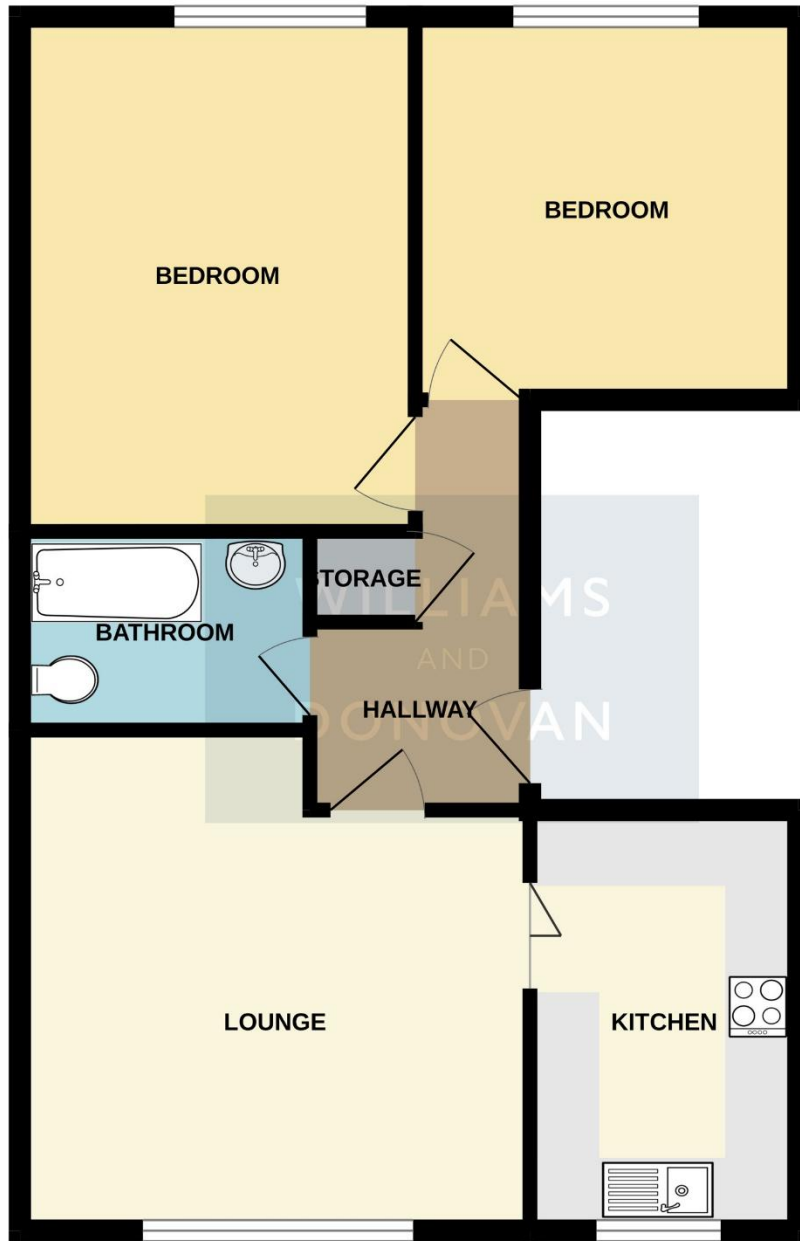


GARAGE in block. Further parking space in bay.



Agent's Note:
Share of Freehold
Lease length 112 years approx. remaining (125 years from 1st August 2012)
Service Charges currently £475.97 per quarter
No Ground Rent.

GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 587 sq.ft. (54.5 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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