

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Saxon Court, London Road, Benfleet, SS7 4BY



£170,000

This two bedroom ground floor flat is situated in a popular Benfleet location, close to Tarpots facilities, local amenities and major routes via the A13. This well presented property would make an ideal investment, having a lease of 64 years, and benefits from having a good sized lounge, modern fitted kitchen and allocated parking space.

Service charge - £109 per calendar month. Ground rent - £75 per annum.

EPC rating - D. Our ref: 16500

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

sales@wdbenfleet.com | sales@wdhockley.com | lettings@wdlets.com
01268 755252 | www.williamsanddonovan.com



Saxon Court, London Road, Benfleet, SS7 4BY

Accommodation comprises:

Entrance via entrance door to COMMUNAL HALLWAY. Personal entrance door to:

HALLWAY

Coved ceiling. Storage cupboard housing hot water cylinder. Wall mounted entry phone. Under floor heating control for bathroom. Doors to:



LOUNGE 14' 4" reducing to 8' 10" x 11' 7" (4.37m > 2.69m x 3.53)

Coved ceiling. UPVC double glazed window to side aspect. Storage heater. Opening to:



KITCHEN 9' x 7' 6" (2.74m x 2.29m)

Coved and skimmed ceiling. UPVC double glazed window to side aspect. Range of modern base and eye level units with roll edged working surfaces and tiled splashbacks. Inset stainless steel sink with chrome mixer tap. Inset 4 ring electric hob with extractor hood over and electric oven under. Space for fridge/freezer. Space and plumbing for washing machine. Wall mounted electric heater.



BEDROOM ONE 13' x 8' (3.96m x 2.44m)

Coved ceiling. UPVC double glazed window to front aspect. Mirror fronted wardrobes. Electric wall mounted heater.



BEDROOM TWO 9' 2" x 7' (2.79m x 2.13m)

Coved ceiling. UPVC double glazed window to front aspect. Electric wall mounted heater. Laminate wood effect flooring.



BATHROOM 7' 4" max. x 6' 8" (2.24m x 2.03m)

Skimmed ceiling with spotlight insets. Three piece suite comprising close coupled, dual flush w/c, vanity mounted hand wash basin with chrome mixer tap and double ended bath with wall mounted chrome mixer tap. Tiled walls. Underfloor heating.



OUTSIDE OF PROPERTY:

Communal grounds. Communal bin storage. Allocated parking.



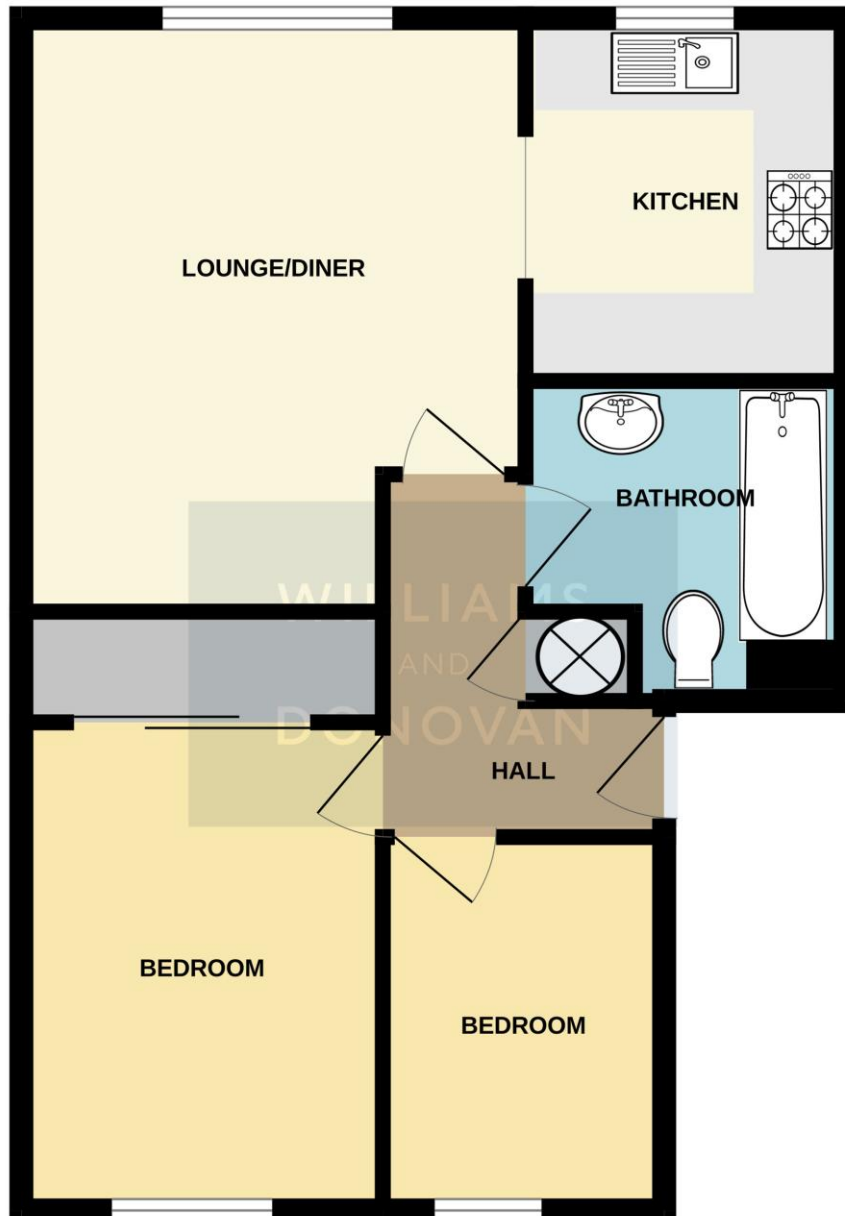
Agent's Note:

Lease length - 64 years

Service charge - £109 per calendar month

Ground rent - £75 per annum.

GROUND FLOOR



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.
Made with Metropix ©2023

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.