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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Woodlands, Catherine Road, Benfleet, SS7 1FQ



GUIDE PRICE £220,000 - £230,000

We are delighted to offer for sale this immaculately presented one bedroom top floor apartment, which is approx. 8 years old and would make an ideal purchase for **FIRST TIME BUYERS**. The apartment is conveniently located and offers spacious open plan kitchen/lounge measuring 22' 10"; communal grounds and allocated parking. Lease length - 116 year approx. EPC rating - B. Our ref: 16437

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Apartment 30, Woodlands, Catherine Road, Benfleet, SS7 1FQ

Accommodation comprises:

Entrance via secure video intercom to COMMUNAL HALL. Stairs to all floors. Personal entrance door to:



HALLWAY

Skimmed ceiling. Loft access. Built in storage cupboard. Radiator. Doors to:

LOUNGE/KITCHEN 22' 10" x 10' 1" max. (6.96m x 3.07m)

Skimmed ceiling with spotlight insets. Double glazed windows to front and side aspects. Range of base and eye level units with square edged working surfaces. Inset stainless steel sink drainer. Inset 4 ring induction hob with extractor fan above and electric oven under. Integrated fridge/freezer. Integrated washer/dryer. Two radiators. Part tiled floor. Part carpeted floor.



BEDROOM 10' 8" x 10' (3.25m x 3.05m)

Skimmed ceiling. Double glazed Velux windows. Fitted wardrobe. Radiator. Eaves storage cupboard.



BATHROOM 6' 9" x 5' 6" (2.06m x 1.68m)

Skimmed ceiling with spotlight insets. Modern three piece suite comprising close coupled w/c, hand wash basin with storage beneath and P-shaped bath with shower attachment. Extractor fan. Chrome heated towel rail. Tiled walls. Tiled floor.



OUTSIDE OF PROPERTY:

Communal gardens backing onto woodland. Allocated parking for one vehicle. Visitor parking. Storage and bin sheds.



Agent's Note:

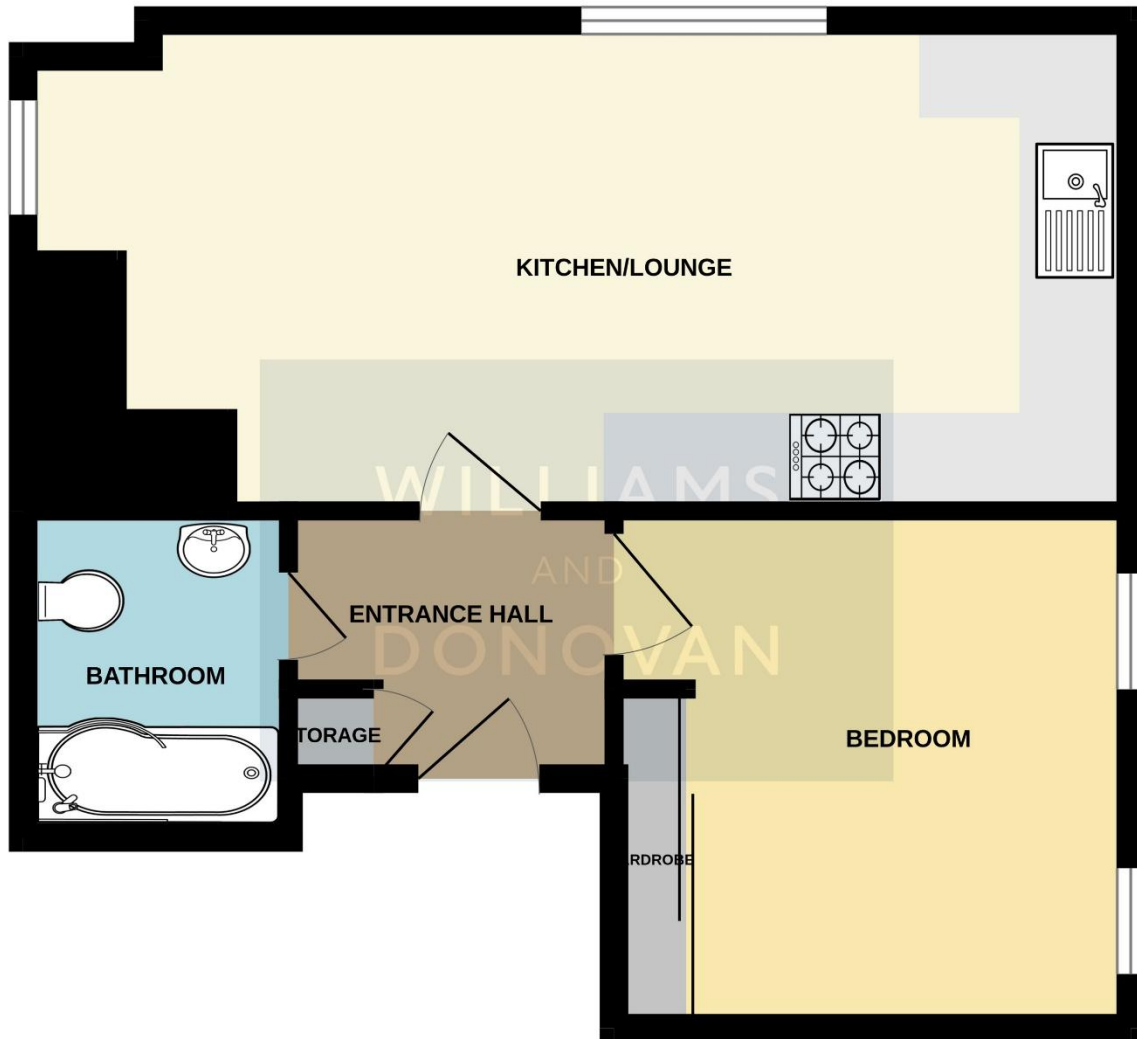
Lease length - 116 years approx.

Service charge - £1,862 per annum including building insurances

Ground rent - £250 per annum

Approx. 2 years NHBC guarantees remaining

GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 403 sq.ft. (37.4 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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