

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Highgrove, 242 High Road, South Benfleet, SS7 5LA



Offers in Excess of £260,000

Offered for sale with NO ONWARD CHAIN, this luxury first floor apartment is situated in the heart of South Benfleet, approx. three quarters of a mile from Benfleet station and within short walking distance of restaurants, shops and other amenities on Benfleet High Road. Approx. 6 years old, this apartment is immaculate throughout with a spacious kitchen/family room; two good size bedrooms; modern bathroom suite and allocated parking. Lease length 143 years approx.; Ground rent £120 per annum; Service Charge - approx. £1000 pa. EPC rating - B. Our ref: 16580

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Accommodation comprises:

Entrance via secure video entry phone system and security door to:

COMMUNAL HALL

With stairs and lift to properties on higher floors.

Personal entrance door to:



HALLWAY

Skimmed ceiling with spotlight insets. Secure video entry system. Double storage cupboard. Radiator. Solid oak doors to:

KITCHEN/LOUNGE 21' 5" x 11' 10" reducing to 9' 7" (6.53m x 3.61m > 2.92m)

Skimmed ceiling with spotlight insets. Double glazed French doors and windows, with plantation shutters, opening to Juliet balcony. Range of base and eye level units. Quartz worktops. Inset one a half sink/drain. Integrated four ring induction hob. Extractor hood above. Integrated electric oven. Integrated microwave. Integrated fridge/freezer. Integrated washer/dryer. Concealed wall mounted combi-boiler. Radiator. Tiled floor.



BEDROOM ONE 13' 3" x 12' 7" max. (4.04m x 3.84m)

Skimmed ceiling with inset spotlights. Double glazed French doors and windows, with plantation shutters, opening to Juliet balcony. Fitted wardrobes. Radiator.



BEDROOM TWO 8' 2" x 7' (2.49m x 2.13m)

Skimmed ceiling with inset spotlights. Double glazed window to front aspect. Radiator.



BATHROOM 8' 2" x 5' 7" (2.49m x 1.7m)

Skimmed ceiling with inset spotlights. Extractor fan. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and panelled bath with mixer shower. Chrome heated towel rail. Fully tiled.



OUTSIDE OF PROPERTY:

COMMUNAL GARDENS which are paved and cobbled, with borders and feature seating area with established plants and shrubs. Security door leading to the parking area.

ALLOCATED PARKING AREA to the rear with security entrance doors.

Agent's Note:

146 years approx. remaining on lease

Ground rent - £120 pa

Service charge - £1000 approx. per annum



GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 531 sq.ft. (49.3 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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