

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

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



Guide Price £275,000 to £285,000

This luxury two bedroom former show apartment is situated in the heart of South Benfleet, approx. three quarters of a mile from Benfleet station and within short walking distance to 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; direct access to communal gardens and courtyard; allocated parking. Lease length 143 years approx.

EPC rating - B. Our ref: 16148

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

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Flat 2, Highgrove, 242 High Road, South Benfleet, SS7 5LA

Accommodation comprises:

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

COMMUNAL HALLWAY

With stairs and lift to properties on higher floors. Personal entrance door to:



KITCHEN/FAMILY ROOM 21' 3" x 12' 0" reducing to 9' 10" (6.48m x 3.66m > 3m)

Skimmed ceiling with inset spotlights. Double glazed French doors to communal garden area. Double glazed windows to front aspect. 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 dishwasher. Integrated washer/dryer. Concealed combi-boiler. Feature tiled wall. TV point. Radiator. Tiled floor.



BEDROOM ONE 12' 6" reducing to 10' 1" x 12' 4" (3.81m > 3.07m x 3.76m)

Skimmed ceiling with inset spotlights. Double glazed French doors to communal gardens. Double glazed windows to front aspect. TV point. Radiator.



BEDROOM TWO 8' 2" x 7' 0" (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. Panelled bath with mixer shower. Close coupled WC. Hand wash basin with storage beneath. Chrome heated towel rail. Fully tiled with underfloor heating. Shaving point.



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:

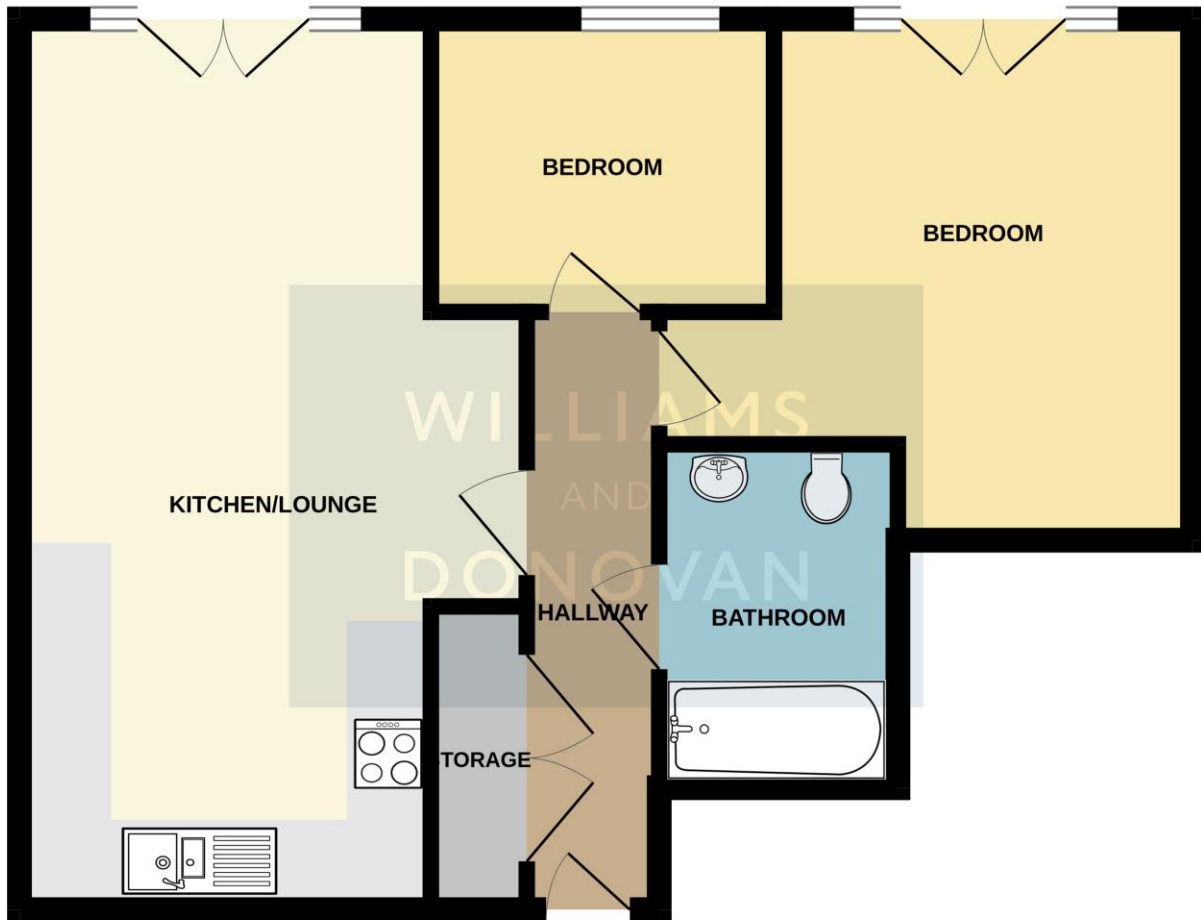
146 years approx. remaining on lease

Ground rent - £125 pa

Service charge - £1200 approx. per annum



GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 515 sq.ft. (47.9 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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