

**To arrange a viewing contact us
today on 01268 777400**



Beech Road, Benfleet Asking price £440,000

NEW BUILD APARTMENTS AVAILABLE NOW, WITH BALCONY, ESTUARY VIEWS AND STAMP DUTY PAID!!!
Don't miss the chance to come and see these amazing TWO DOUBLE BEDROOM apartments with fully integrated kitchens and secure parking garage. Located in Hadleigh just a short walk to many local amenities including supermarkets, restaurants, and other facilities as well as local travel routes. This apartment has Estuary views from the bedrooms, living room, and the private balcony.

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BUILDING ENTRANCE

Entrance to flat block from the side of the building with a code or an entrance fob.

LOBBY

Modern designed ground floor lobby with skimmed ceiling, spot and strip lighting, marble effect tiling on the floor.

Lift to all other floors and doors leading to building management office and electrical and water meters.

FLAT ENTRANCE

Entrance to the flat is on the second floor.

ENTRANCE HALL

8'9" x 8'8" (2.67m x 2.64m)

Skimmed ceiling with spot lighting, telecom system, coat cupboard, thermostat, tiled flooring.

Doors leading to:

KITCHEN/LIVING/DINING

27'04" x 13'01" (8.33m x 3.99m)

Skimmed ceiling with spot lighting and hanging lights in the middle of the room, front aspect UPVC double glazed sliding doors leading to personal balcony, side aspect UPVC double glazed obscured window, thermostat, carpeted flooring in the living area, tiled flooring in the kitchen area. Kitchen comprises of integrated fridge freezer, washing machine, dishwasher, sink, electric oven, induction hob, and extraction unit and a range of eye and base level modern units.

BEDROOM 1

20'5" (reducing to 16'00") x 8'08" (6.22m (reducing to 4.88m) x 2.64m)

Skimmed ceiling with spot lighting, front aspect UPVC double glazed window with views on the Thames Estuary, thermostat, carpeted flooring.

EN-SUITE

6'07" x 5'08" (2.01m x 1.73m)

Three piece en-suite with a skimmed ceiling with spot lighting and an extraction fan, walls tiled from floor to ceiling, LED motion detection strip lighting under the sink unit and spot lighting in the wall of the shower, heated towel rail and tiled flooring.

BEDROOM 2

20'06" (reducing to 16'00") x 7'11" (6.25m (reducing to 4.88m) x 2.41m)

Skimmed ceiling with spot lighting, front aspect UPVC double glazed window, thermostat, carpeted flooring.

BATHROOM

7'01" x 6'05" (2.16m x 1.96m)

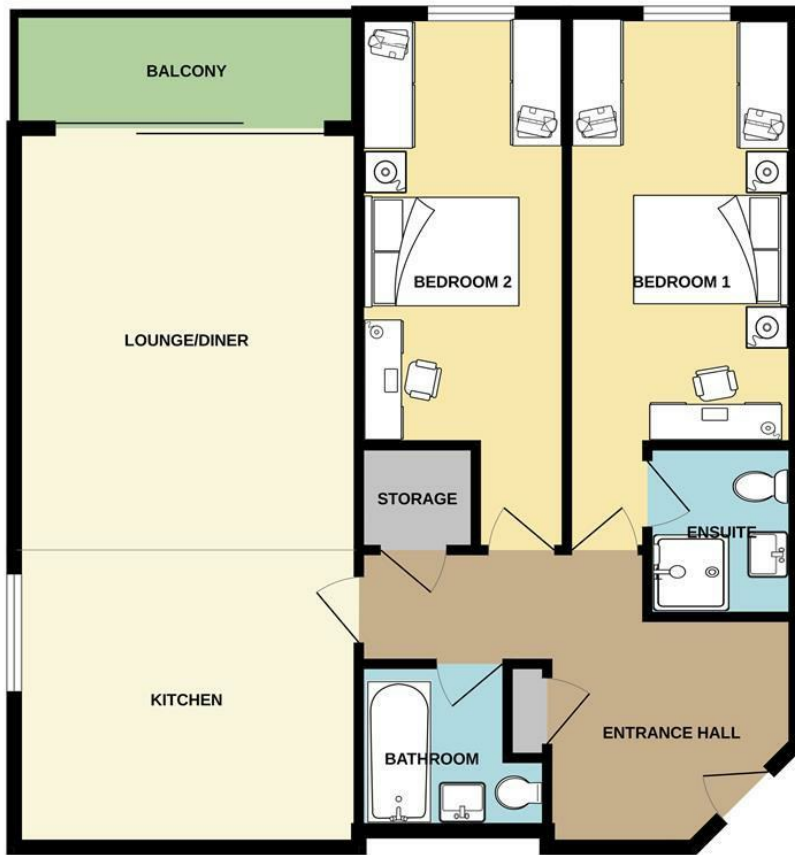
Three piece bathroom with skimmed ceiling, spot lighting, extraction fan, floor to ceiling tiles, motion

detection LED strip lighting under sink unit and bath, heated towel rack and tiled flooring.

PARKING

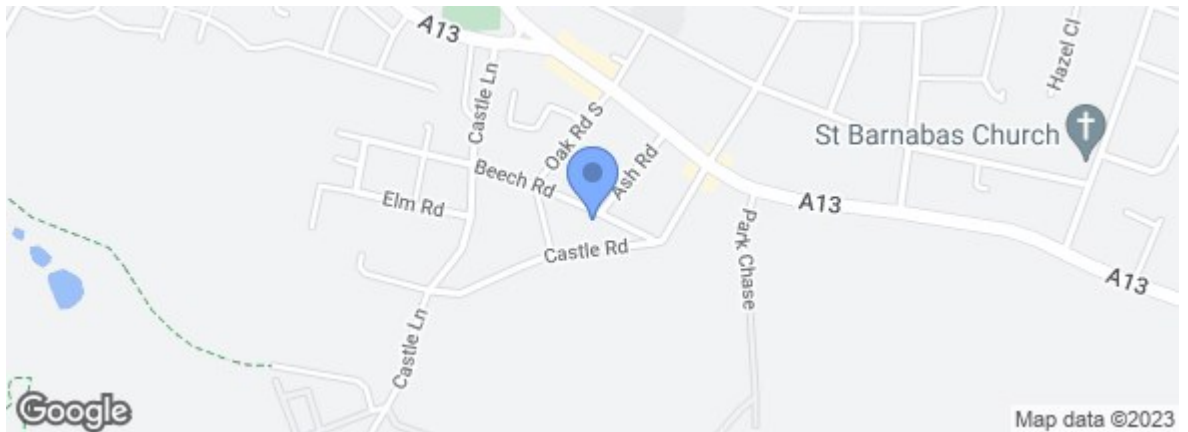
Flat comes with its own numbered parking spot in a locked garage under the flats, accessed by a code or a fob. Garage also has motorcycle parking and a bicycle rack.

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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.