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today on 01268 777400*



## **Beech Road, Benfleet Guide price £375,000**

NEW BUILD FLATS AVAILABLE NOW, STAMP DUTY PAID!!! Don't miss the chance to come and see these amazing TWO DOUBLE BEDROOM flats 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. It has Estuary views from the bedrooms, living room, and the private balcony.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

## **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**

27'09" x 13'07" (8.46m x 4.14m)

Skimmed ceiling with spot lighting and hanging lights in the middle of the room, front aspect UPVC double glazed sliding doors leading to communal patio area, 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**

16'04" x 10'09" (4.98m x 3.28m)

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

## **BEDROOM 2**

10'06" x 7'11" (3.20m x 2.41m)

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

## **BATHROOM**

8'01" x 7'05" (2.46m x 2.26m)

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			



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