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Brook Road, Benfleet Offers over £220,000

This spacious and modern flat situated within walking distance to Benfleet Train Station, local shops and local fields was originally two double bedrooms currently adapted into three bedrooms which could easily be changed back if required, two floor plans available to view, spacious lounge, modern fitted kitchen, recently fitted luxury shower room, parking at rear. No onward chain.

Entrance - Door with security entry system opening to the communal hallway

Communal Hallway - Carpet flooring, stairs to the first floor

Front Door - Front door opening to the property

Hallway - smooth plastered ceiling, wall mounted phone entry system, carpet flooring, doors opening to

Lounge/Diner - 5.00m x 3.28m (16'5 x 10'9) - UPVC double glazed window to rear, chimney breast with feature wallpaper, carpet flooring, radiator, door opening to the kitchen.

Kitchen - 3.20m x 2.54m (10'6 x 8'4) - A spacious and modern fitted kitchen comprising of a range of wall and base units in white with contrasting black roll top worktop with tiled splash back, inset stainless steel sink drainer with stainless steel mixer tap over, electric double oven, 5 burner gas hob with stainless steel extractor hood over, space for washing machine, dishwasher and American fridge/freezer, smooth plastered ceiling with inset spotlights, UPVC double glazed window to rear, tile effect vinyl flooring. Recently installed Worcester Bosch combi boiler enclosed in cabinet.

Bedroom One - 3.35m x 3.23m (11'0 x 10'7) - UPVC double glazed window to front, carpet flooring, radiator, feature wallpaper to rear wall.

Bedroom Two - 3.66m x 1.60m (12'0 x 5'3) - UPVC double glazed window to rear, smooth plastered ceiling, carpet flooring, radiator.

Bedroom Three - 3.66m x 1.60m (12'0 x 5'3) - UPVC double glazed window to rear, smooth plastered ceiling, carpet flooring, radiator.

Shower room - A stunning recently fitted shower room comprising of a double sized walk in shower with glass screen, wall mounted stainless steel control with overhead rainfall mixer and hand held shower attachment, white gloss vanity unit housing the hand wash basin, w/c, white sparkle effect waterproof panelled walls, smooth plastered ceiling with inset spotlights, grey oak effect flooring.

Parking - Allocated parking at the rear of the flat.

Agent Note - WAS ORIGINALLY TWO DOUBLE BEDROOMS AND HAS HAD A STUD WALL AND INNER HALLWAY TO

CHANGE THE MASTER BEDROOM INTO TWO ROOMS. THIS CAN EASILY BE REMOVED IF BUYER WANTED TWO DOUBLE BEDROOMS INSTEAD OF THE THREE CURRENT BEDROOMS. TWO FLOOR PLANS INCLUDED TO SHOW OPTIONS.

Brook Road

Approx. Gross Internal Area 62.9 Sq M (677.6 Sq Ft)



Ground Floor

Approx. 62.9 sq. metres (677.6 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
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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.