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today on 01268 777400**



## **London Road, Benfleet Guide price £300,000**

Aspire Estate Agents proudly present this exquisite two-bedroom penthouse apartment, located within a contemporary building less than 5 years old. Boasting ample space, the property features an open-plan kitchen/lounge area and two generously sized double bedrooms, each with access to the sunny South-facing balcony. Additional highlights include a luxurious four-piece bathroom, allocated and visitor parking, secure door entry, and communal gardens. Conveniently positioned for local and major routes, this residence is just a short drive away from Benfleet station, Hadleigh Town Centre, and High Road amenities.

Tenure: Leasehold  
Council Tax: B

Accommodation comprises:

Entrance via secure entry door to COMMUNAL HALLWAY. Stairs to all floors.

Personal entry door to:

HALLWAY Storage cupboard housing boiler. High quality laminate wood effect flooring. Doors to:

KITCHEN/LOUNGE 22' 10" x 16' 3" (6.96m x 4.95m) Skimmed ceiling with spotlight insets. Two double glazed Velux windows to side aspect. Double glazed French style doors, with integrated blinds, leading to balcony. Range of modern base and eye level units with square edged working surfaces. Inset sink drainer with chrome mixer tap. Inset four ring hob with extractor over and oven under. Integrated dishwasher. Integrated fridge/freezer. Matching central island. Two radiators. High quality laminate wood effect flooring.

BEDROOM ONE 13' 5" x 13' 1" (4.09m x 3.99m) Skimmed ceiling. Double glazed French style doors, with integrated blinds, leading to balcony. Radiator.

BEDROOM TWO 16' reducing to 13' 10" x 10' 7" (4.88m > 4.22m x 3.23m) Skimmed ceiling. Double glazed French style doors with integrated blinds, leading to balcony. Radiator. Recessed area suitable for wardrobes.

LUXURY BATHROOM Skimmed ceiling with spotlight insets. Double glazed Velux window to side aspect. Four piece suite comprising close coupled w/c, vanity mounted hand wash basin with LED wall mounted mirror over, panelled bath and shower cubicle. Heated towel rail. Extractor fan. Tiled walls. Laminate wood effect flooring.

SOUTH FACING BALCONY Accessed from the LOUNGE and both BEDROOMS. Composite decking. Space for seating.

OUTSIDE OF PROPERTY: Undercover allocated parking for one vehicle with further parking for visitors. bin store. Communal gardens.

Agent's Note:

Lease length - 996 years.

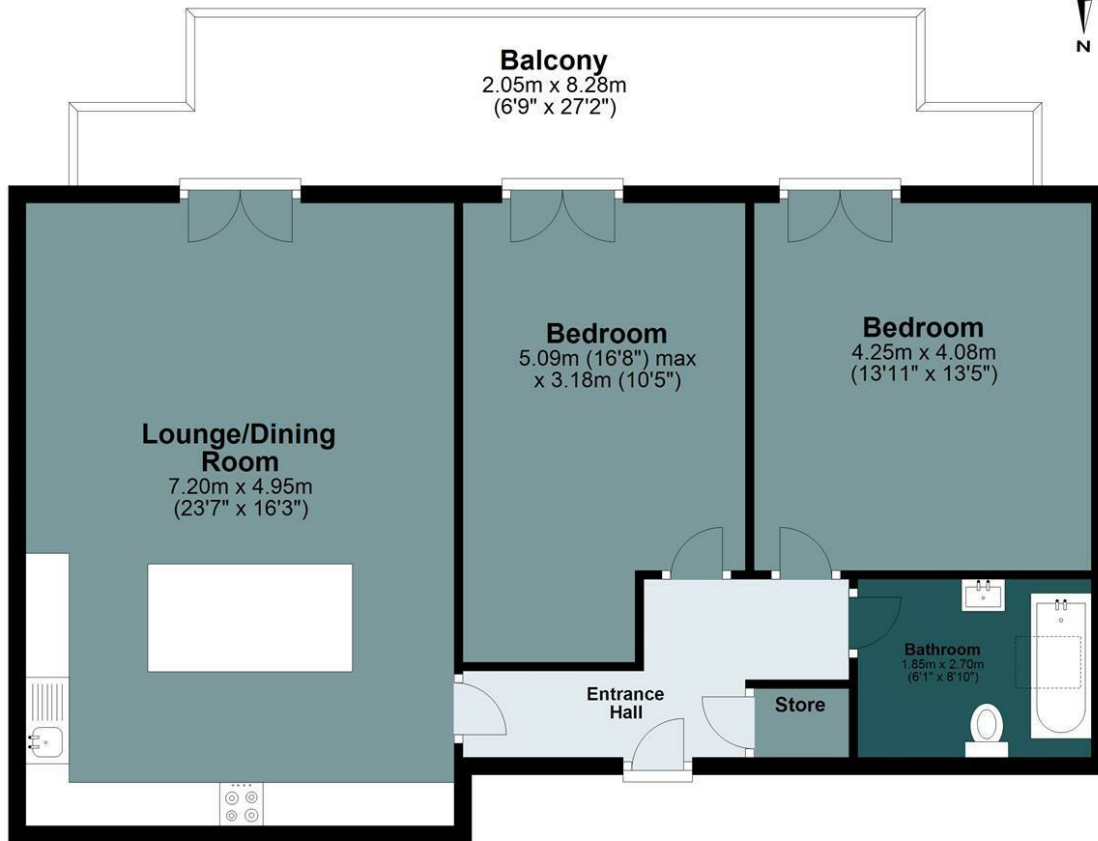
Share of freehold.

Service charge - £1380 per annum (paid in monthly instalments).

No Ground Rent.

## Ground Floor

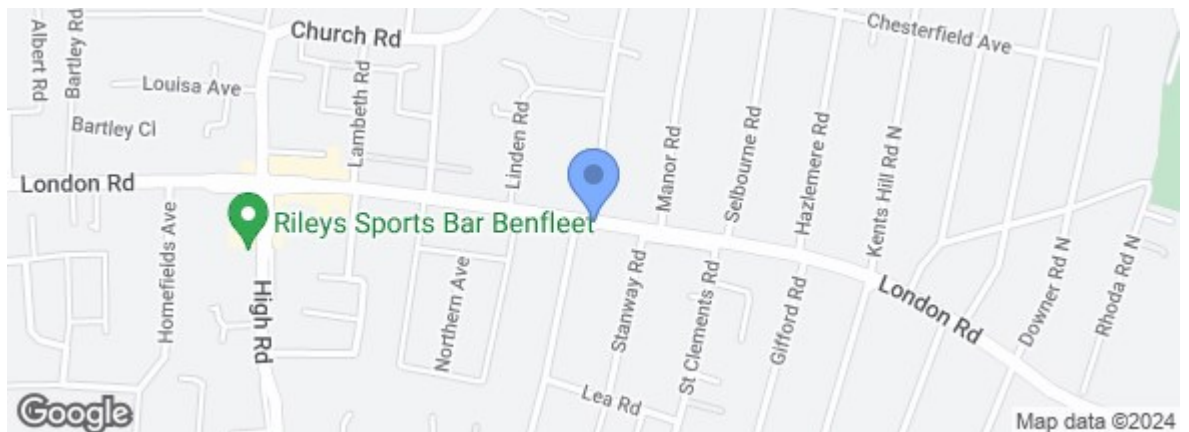
Approx. 83.9 sq. metres (902.9 sq. feet)



Total area: approx. 83.9 sq. metres (902.9 sq. feet)

**London Road**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.