

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



Halle Mews, Benfleet Guide price £260,000

Aspire Estate Agents is delighted to present this immaculately maintained property situated within a secure gated complex, constructed approximately three years ago. Boasting a spacious 32' family room featuring top-of-the-line Neff appliances in the kitchen area, along with a master bedroom complete with an ensuite bathroom. Additional highlights include an additional w/c, two balconies, open plan living, allocated parking space as well as a courtyard area exclusively for the residents' enjoyment. Guide £260,000

Entrance Hallway

Living Room

16'5 14'3 (5.00m 4.34m)

kitchen

11'6 x 12 (3.51m x 3.66m)

Wc

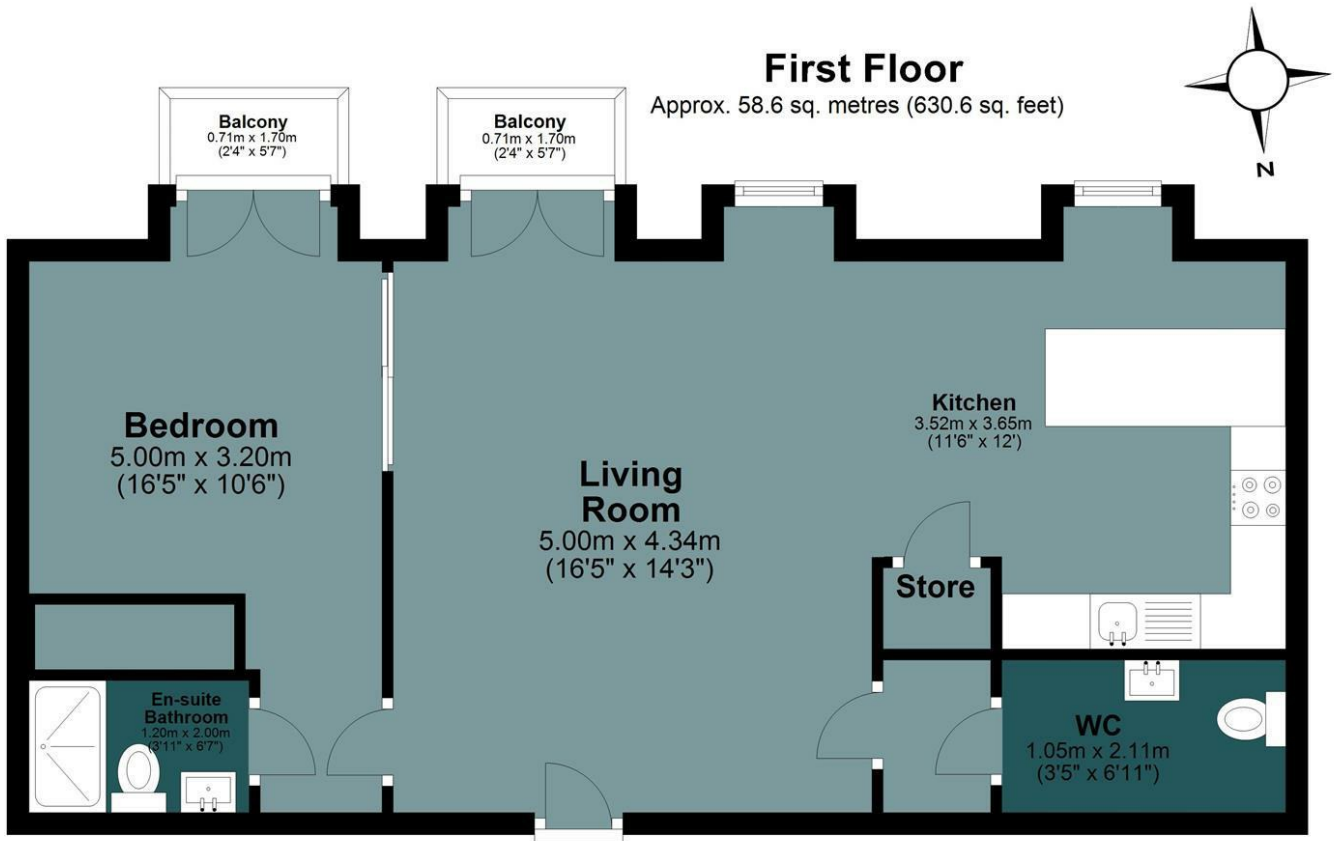
6'11 x 3'5 (2.11m x 1.04m)

Bedroom

16'5 x 10'6 (5.00m x 3.20m)

En-Suite

6'7 x 3'11 (2.01m x 1.19m)



Total area: approx. 58.6 sq. metres (630.6 sq. feet)
Halle Mews

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.