

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



ASPIRE



High Road, Benfleet Offers in the region of £200,000

Aspire Estate Agents are happy to introduce this well-presented one-bedroom, second-floor flat in a sought-after location, featuring a long lease, top-floor position, and garage.

The property boasts gas central heating, a large allocated parking space, a garage in a block, a modern kitchen and bathroom, a spacious lounge, a double bedroom with fitted wardrobes, and well-maintained internal and external communal areas.

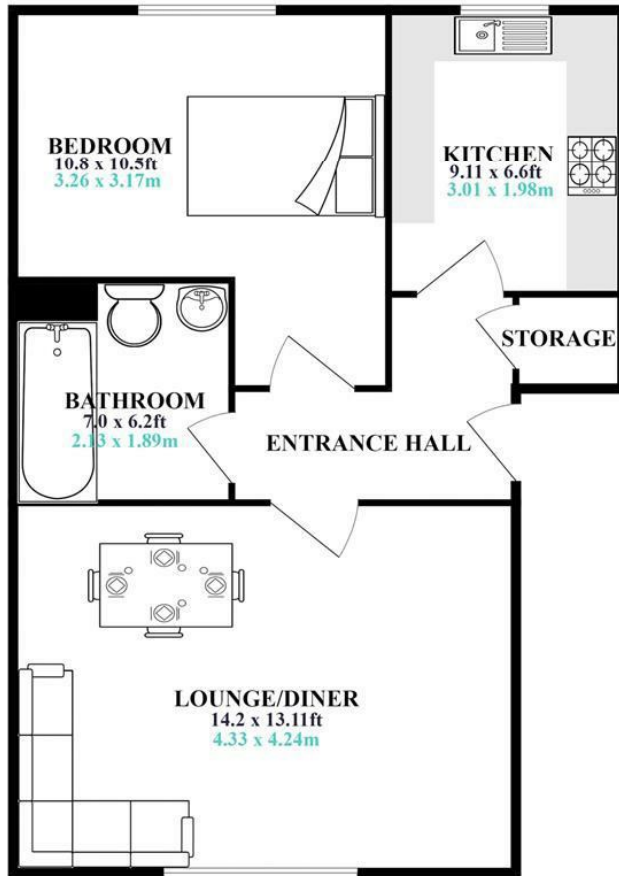
The location provides excellent access to A127/A13/A130 road links and is within 1 mile of Benfleet mainline train station, offering direct access to Central London. The area around the station offers a plentiful supply of shops, restaurants, and pubs.

Approximate lease details:

Lease length: 107 years remaining
Ground rent: £200 per annum
Maintenance and buildings insurance: £1,177 per annum
Council Tax band 24/25: Band B, £1,659.28 per annum
EPC rating: C

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Kitchen 1.98m (6' 6") x 3.01m (9' 11")
Lounge 4.33m (14' 2") x 4.24m (13' 11")
Bathroom 2.13m (7' 0") x 1.89m (6' 2")
Master Bedroom 3.26m (10' 8") x 3.17m (10' 5")



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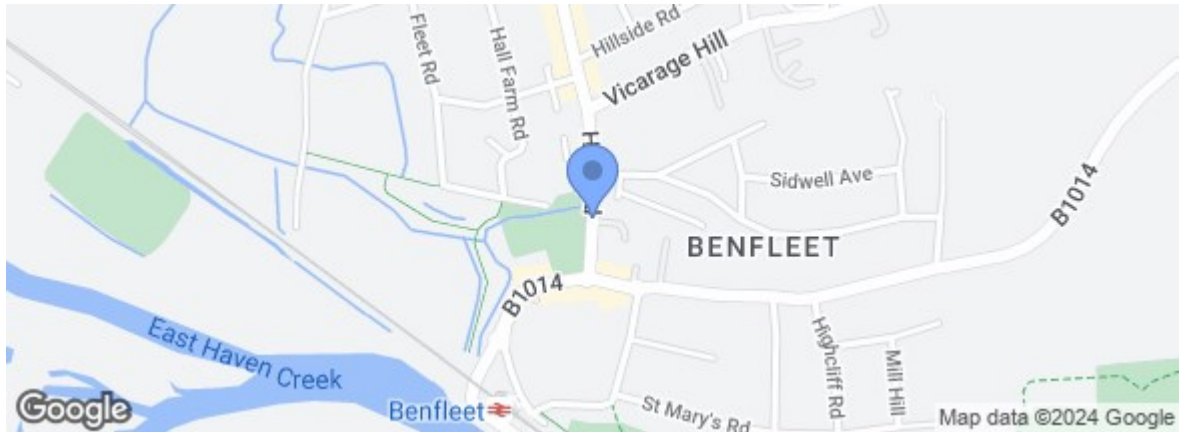
ESTATE AGENTS

Kentwell Court, High Road

South Benfleet

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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			
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.