

To arrange a viewing contact us  
today on 01268 777400



## High Road, Benfleet Guide price £210,000

GUIDE PRICE £210,000 - £220,000. Aspire Estate Agents is pleased to offer for sale this beautifully renovated one double bedroom, purpose-built ground floor apartment, complete with off-street parking and a garage. The property has been upgraded to a high standard, featuring a modern fitted kitchen, new double glazing, and stylish decor throughout. Situated on Benfleet High Road, it offers easy access to local bus stops, shops, and amenities, and is within walking distance of Benfleet mainline train station. With high demand expected, we recommend early viewing to avoid disappointment.

### **Front Elevation**

Commencing with a concrete paved driveway with a further access driveway to flank of the building leading to further parking and garage with up and over door, there is a pathway and laid lawn to front with access to the front entrance hallway.

### **Communal Hallway**

Textured ceiling with stairs leading to additional flats, there's a hardwood part glazed door and a hardwood lead light glazed windows to front, carpeted hallway area leading through to entrance door to the apartment.

### **Apartment Hallway**

Smooth ceiling, Tiled flooring.

### **Kitchen**

9'10 x 6'5 (3.00m x 1.96m)

Smooth ceiling, double glazed window overlooking rear garden, the kitchen comprises of a range of modern high white gloss wall and base units with brushed steel effect handles, built in double oven, built in microwave, inset gas hob, inset ceramic sink with chrome effect telescopic mixer tap over, space and plumbing for washing machine, space for fridge freezer, integral dishwasher to remain, complimentary tiling to floors, white tiling to walls, wall mounted boiler in matching high white gloss kitchen unit.

### **Lounge/Dining Room**

14'2 x 13'10 (4.32m x 4.22m)

Smooth ceiling, double glazed window to front, radiator, wood effect laminate flooring, space for four piece table and chairs.

### **Bedroom**

12'3 x 10'8 (3.73m x 3.25m)

Smooth coved ceiling, double glazed window overlooking rear garden, radiator, fitted neutral carpet to remain.

### **Bathroom**

Smooth plastered ceiling, three piece bathroom suite comprising of a panel bath with shower screen with towel rail and mixer shower over, inset ceramic sink into white gloss vanity unit with chrome effect mixer tap over, enclosed low level W/C with inset chrome effect push button flush, wall mounted chrome effect towel rail, white tiling to walls with inset border and white tiling to floor, wall mounted mirror and matching high gloss white wall unit.

### **Rear Elevation**

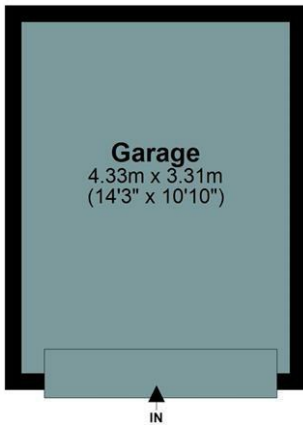
There is a rear communal garden which is laid to lawn with a further pebbled area with access to washing and drying clothes lines, there is an additional hard standing and driveways providing vehicular access and off street parking for vehicle and access to the garage.

### **Garage**

The garage for the property is located on the left hand side as you draw down the driveway, the first on the left hand side.

### Garage

Approx. 14.3 sq. metres (154.2 sq. feet)



### Ground Floor

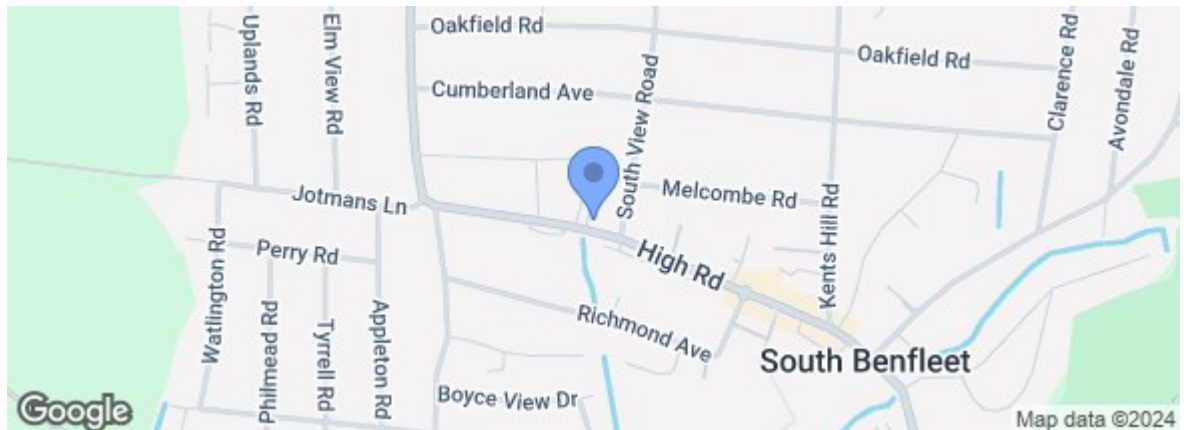
Approx. 45.7 sq. metres (492.3 sq. feet)



Total area: approx. 60.1 sq. metres (646.5 sq. feet)

### Kentwell Court

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		68	72
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		70	75
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.