

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



Oak Road South, Benfleet Guide price £230,000

- **GUIDE PRICE £230,000 TO £240,000**
- **TWO DOUBLE BEDROOMS**
- **MODERN FITTED KITCHEN OPEN PLAN**
- **CLOSE TO LOCAL SHOPS, RESTAURANTS & TRANSPORT LINKS**
- **£30 GROUND RENT PER ANNUM APPROX**
- **HIGHLY SOUGHT AFTER WILKINSON DROP DEVELOPMENT**
- **OPEN PLAN/LOUNGE DINER**
- **ALLOCTAED AND VISITOR PARKING**
- **APPROX 102 YEAR LEASE REMAINING**
- **£650 SERVICE CHARGE SIX MONTHLY APPROX**

Set within the prestigious and highly sought-after 'Wilkinson Drop' development, this bright and spacious two-bedroom, second-floor apartment exemplifies modern living at its best. Immaculately maintained throughout, the property boasts a large open-plan lounge/diner seamlessly flowing into a sleek, contemporary kitchen, two generously proportioned bedrooms, and an elegant, luxury four-piece bathroom suite.

Externally, the apartment offers the convenience of an allocated parking space, ample visitor parking, and beautifully landscaped communal gardens. With a long lease of approximately 102 years, this home also benefits from modern comforts such as an entry phone system and UPVC double glazing.

Perfectly positioned within walking distance of Hadleigh Town Centre, local supermarkets, and the historic Hadleigh Castle, this property caters to both families and professionals. It falls within the catchment areas of the highly regarded Hadleigh Infant/Junior schools and King John School. Furthermore, excellent transport links—including local bus routes, major roadways, and nearby mainline stations—provide easy access for commuting and travel. Guide Price £230,000 to £240,000.

HALLWAY

6'6" x 5'5" max (2.0 x 1.67 max)

LOUNGE AREA

11'10" x 9'10" (3.62 x 3.01)

DINING AREA

11'10" x 6'11" (3.62 x 2.13)

KITCHEN AREA

11'10" x 6'5" (3.62 x 1.98)

BEDROOM ONE

12'11" x 9'9" (3.96 x 2.99)

BEDROOM TWO

12'11" x 7'0" (3.96 x 2.15)

FOUR PIECE BATHROOM

26'8" x 5'7" max (8.13 x 1.72 max)

COMMUNAL GARDEN AREA

ALLOCATED PARKING

VISITOR PARKING

LEASE INFORMATION

102 years left to run on the lease, Ground Rent is £30 per annum, Service Charge £650 every six months approx



Energy Efficiency Rating	
	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	
	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.