

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



## **London Road, Benfleet Asking price £200,000**

Offered with no onward chain, this well-presented two-bedroom first-floor apartment boasts a remaining lease of over 170 years. Situated in Saxon Court, just off London Road in Benfleet, the property is conveniently located close to local amenities, including shops, schools, a nearby park, and excellent bus links.

Ideal for first-time buyers or investors, this apartment presents a fantastic buy-to-let opportunity. With relatively low service charges and an allocated parking space, it offers both comfort and convenience in a sought-after location.

**Lounge/Diner**

14'0" x 10'11" (4.29 x 3.34)

**Kitchen**

8'4" x 6'11" (2.56 x 2.13)

**Bedroom One**

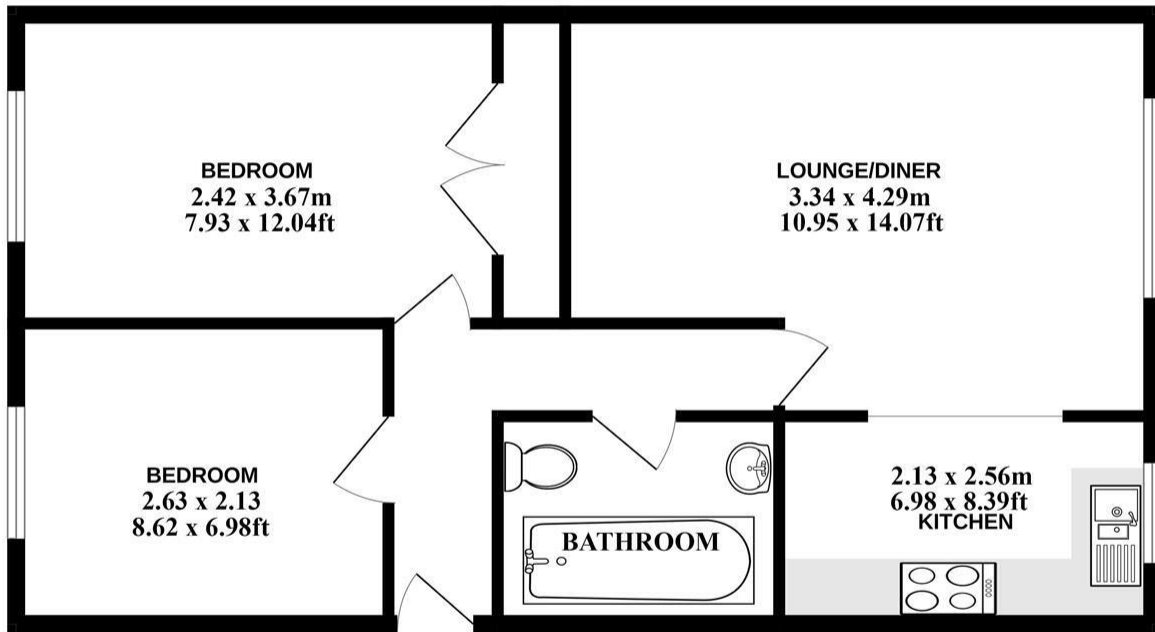
12'0" x 7'11" (3.67 x 2.42)

**Bedroom Two**

8'7" x 6'11" (2.63 x 2.13)

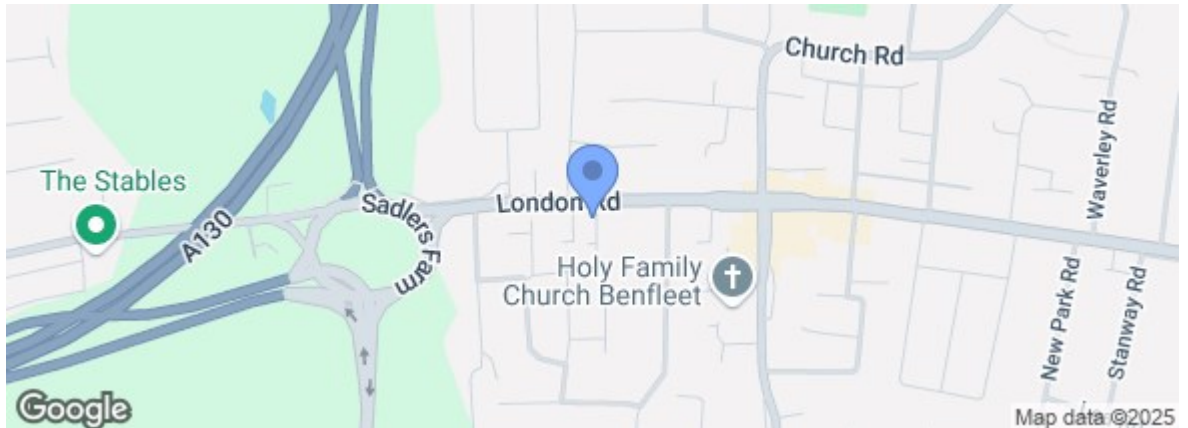


## GROUND FLOOR



**ASPIRE**  
ESTATE AGENTS  
**SAXTON COURT**  
**BENFLEET**  
🏠 x2 🚗 x1

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 <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		EU Directive 2002/91/EC	



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