

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



Kiln Road, Benfleet £141,000

SHARED OWNERSHIP - Aspire Estate Agents are delighted to introduce this charming and contemporary one-bedroom, first-floor apartment, nestled within the desirable Grovewood Court in Benfleet. Offering a perfect blend of modern comfort and convenience, this stylish home is ideally located less than three miles from Benfleet railway station, providing direct links to London Fenchurch Street, Southend, and Shoeburyness. The bustling Benfleet High Street, with its delightful cafés, boutique shops, and everyday amenities, is just a short distance away, while excellent transport connections via the A127 and A13 ensure effortless travel.

Step inside and be welcomed by a bright and airy entrance hall, complete with ample storage. The heart of the home is the beautifully presented living and dining area, a wonderful space for both relaxation and entertaining. Flowing seamlessly into the open-plan kitchen, this stylish and contemporary space is fitted with sleek cabinetry, an integrated electric oven, a gas hob with an extractor hood, and plenty of room for essential appliances, making it as practical as it is elegant.

The generously sized double bedroom offers a tranquil retreat, perfect for unwinding at the end of the day. Completing the home is a modern and sophisticated bathroom, featuring a full-sized bath with an overhead shower, a chic basin, a W/C, and a heated towel rail for added luxury.

Further benefits include gas central heating, double-glazed windows, and an allocated parking space, with additional visitor parking and a communal bike store available for residents. With a lease term of 99 years from April 2009, this delightful apartment is an exceptional opportunity for first-time buyers, downsizers, or investors seeking a stylish and well-connected home in a sought-after location.

Bedroom: 4.61m x 3.89m (15'2" x 12'9")

Lounge: 4.22m x 3.26m (13'10" x 10'8")

Kitchen: 1.98m x 2.29m (6'6" x 7'6")

Bathroom

Hallway

Store cupboard

Total Area: Approx. 46.3 sq. metres (498.5 sq. feet)

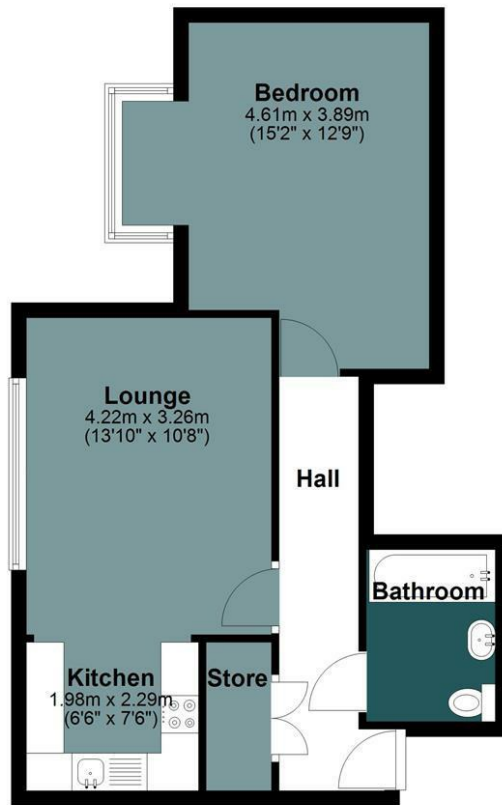
RENT IS £192.78 PER MONTH

SERVICE CHARGE IS 208.81 PER MONTH

LEASE IS APPROX 83 YEARS REMAINING

Second Floor

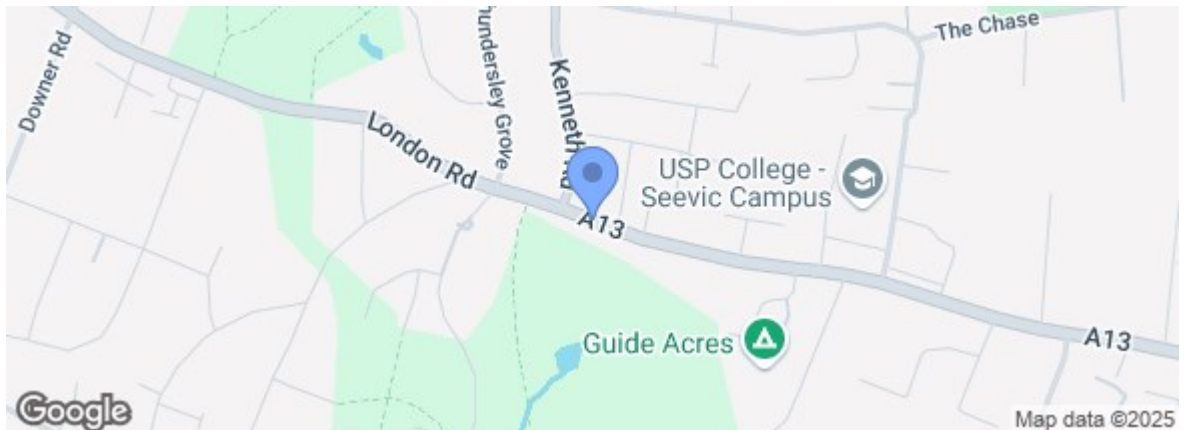
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All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

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			
(1-10) 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			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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