

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



Kiln Road, Benfleet £235,000

Aspire Estate Agents are thrilled to present this charming and contemporary one-bedroom, first-floor apartment in the highly sought-after Grovewood Court, Benfleet. Offering the perfect combination of modern comfort and convenience, this stylish home is ideally situated less than three miles from Benfleet railway station, providing direct links to London Fenchurch Street, Southend, and Shoeburyness. The vibrant Benfleet High Street, with its array of cafés, boutique shops, and essential amenities, is just a short distance away, while excellent transport links via the A127 and A13 ensure easy connectivity.

Step inside to a bright and inviting entrance hall, complete with ample storage. The heart of the home is the beautifully designed living and dining area—a versatile space perfect for both relaxation and entertaining. Flowing effortlessly into the open-plan kitchen, this stylish and contemporary area features sleek cabinetry, an integrated electric oven, a gas hob with an extractor hood, and generous space for essential appliances, combining practicality with elegance.

The spacious double bedroom provides a peaceful retreat, ideal for unwinding at the end of the day. Completing the home is a modern and sophisticated bathroom, boasting a full-sized bath with an overhead shower, a chic basin, a W/C, and a heated towel rail for added luxury.

Additional benefits include gas central heating, double-glazed windows, and an allocated parking space, with extra visitor parking and a communal bike store available for residents. With a lease term of 99 years from April 2009, this delightful apartment presents a fantastic opportunity for first-time buyers, downsizers, or investors looking for a stylish and well-connected home in a prime 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

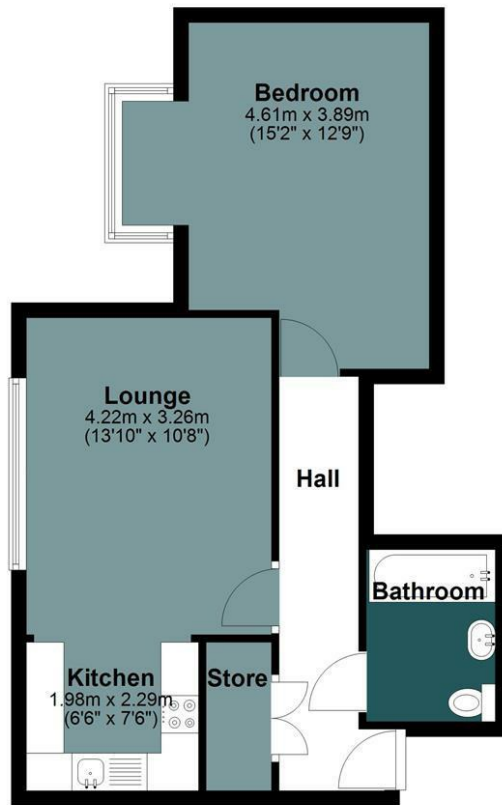
Hallway

Store cupboard

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

Second Floor

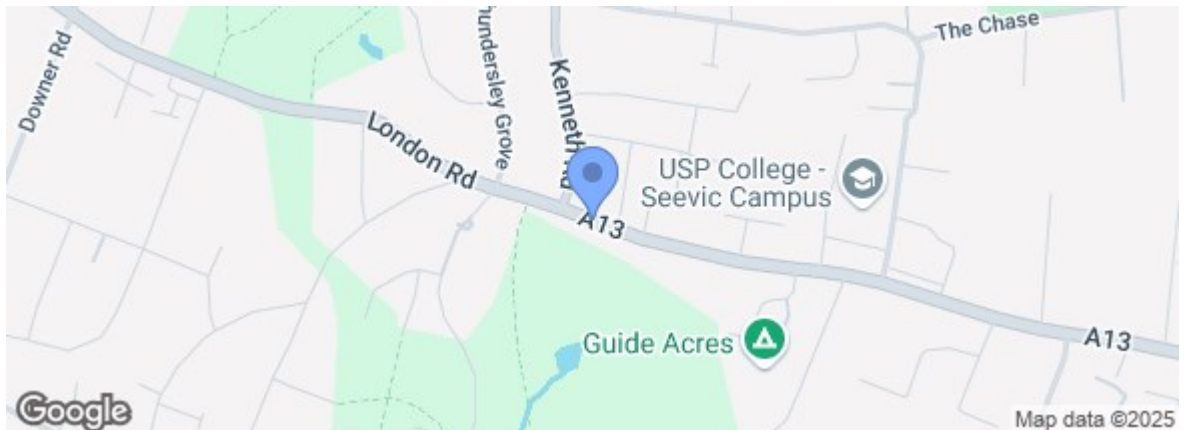
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All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not 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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