

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



## High Road, Benfleet Offers over £195,000

- TWO DOUBLE BEDROOM APARTMENT
- MODERN FITTED KITCHEN
- GARAGE & OFF STREET PARKING
- SOLID OAK DOORS THROUGHOUT
- MODERN FITTED LUXURY BATHROOM
- WITHIN 0.2 MILES OF LOCAL SHOPS AND AMENITIES
- GAS FIRED CENTRAL HEATING
- AVAILABLE NOW
- DOUBLE GLAZING
- WALKING DISTANCE TO BENFLEET STATION

Aspire Estate Agents are pleased to offer for sale this two bedroom ground floor apartment within easy access to Benfleet mainline train station, local shops and amenities. The property has been modernised to a very high standard to include Oak flooring and Oak doors in addition to a modern fitted family bathroom and modern fitted kitchen, the property also benefits from it's own detached garage. Offers Over £195,000

## Front Elevation

Access via concrete driveway with parking for vehicles and further driveway leading to rear garden, there is a detached garage in a block. Access to the front of property via a paved pathway leading to entrance communal area with further door leading to:

## Entrance Hallway

Smooth ceiling, wood effect Oak laminate flooring, radiator, wooden Oak doors leading to:

## Kitchen

9'4" x 8' (2.84m x 2.44m)

Smooth ceiling, double glazed window to rear overlooking rear garden, kitchen comprises of a modern range of wall and base units in high white gloss with brushed effect handles, inset Electric oven with inset Electric Hob over, inset 1 1/2 stainless steel sink and drainer with mixer tap over, space and plumbing for Washing Machine, complimentary tiling to walls, tile effect flooring, space for Fridge/Freezer.

## Lounge

16' x 10'9" (4.88m x 3.28m)

Smooth coved ceiling, double glazed window to side, double glazed window to front, wood effect laminate flooring in Oak effect, radiator.

## Bathroom

Smooth ceiling with inset spot lights, obscured double glazed window to rear, bathroom comprises of a P shaped bath with glass splash back surround, inset mixer tap with shower attachment over, ceramic sink with inset off white gloss vanity unit with chrome effect mixer tap over, inset enclosed low level W.C with chrome effect push button flush, chrome effect towel rail, stone effect tiling to walls with inset vertical border, granite effect tiled flooring.

## Master Bedroom

10'9" x 10'9" (3.28m x 3.28m)

Smooth coved ceiling, double glazed window to front, wood effect Oak laminate flooring, radiator.

## Bedroom Two

11'6" x 9'3" (3.51m x 2.82m)

Smooth coved ceiling, double glazed window to rear, double glazed window to side, wood effect Oak laminate flooring, radiator.

## External Areas

The property benefits from a rear communal garden with access to detached garage in a block.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	63	
(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	

