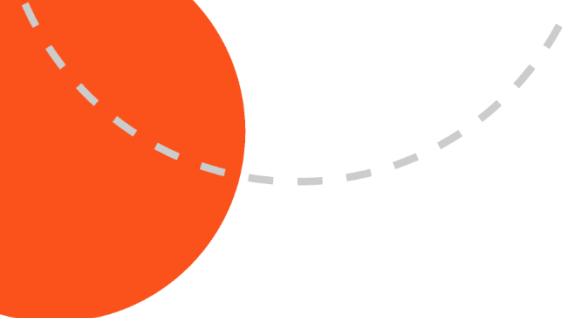




Muirway, Benfleet, Essex, SS7 4LS

2 bed ground floor flat / £275,000 / t. 01702 555888

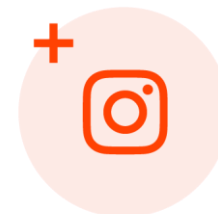




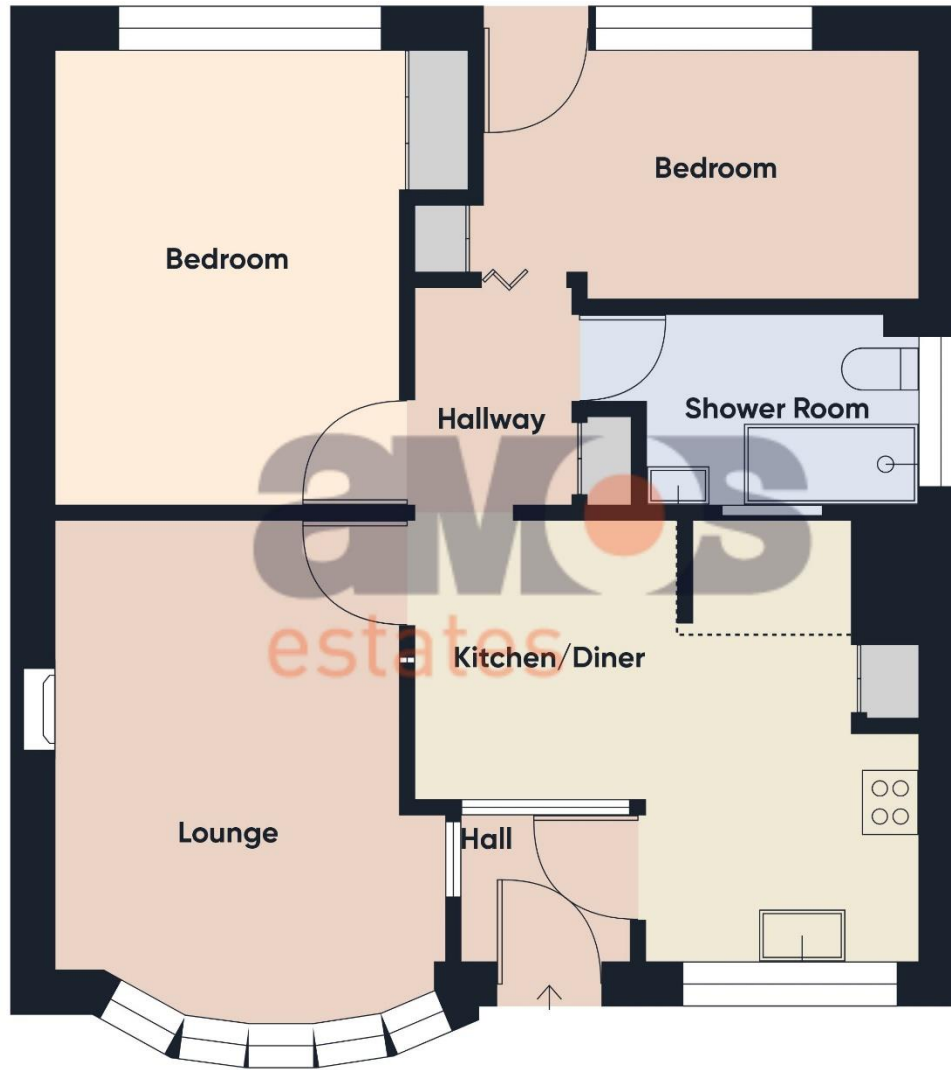
Tucked away in the ever popular ‘Muirway’, a quiet cul de sac within Benfleet, is this bright and spacious **two bedroom** ground floor flat in excellent condition throughout. Boasting well fitted kitchen/diner, large lounge, good size bedrooms and a modern three piece shower suite together with private rear garden and garage within a block. Also benefiting from upvc double glazing throughout, gas central heating via combination boiler, a long lease in excess of 900 years and reasonable service charges.

Situated in this convenient location within easy reach of Woodside playing fields, local shops and amenities whilst also having transport links via bus routes, Benfleet mainline station and major trunk roads a short way away. Excellent local schools can also be found nearby, the property being within the Montgomerie Primary, Appleton and King John school catchments. Viewings Advised.

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Approximate total area⁽¹⁾

625.6 ft²

58.12 m²

Reduced headroom

13.02 ft²

1.21 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Highlights

- / Bright & Spacious Two Bedroom Ground Floor Flat**
- / Well Presented Throughout**
- / Well Fitted Kitchen/Diner**
- / Lounge With Bay Window**
- / Good Size Bedrooms**
- / Modern Shower Suite**
- / Private Rear Garden**
- / Garage**
- / Long Lease**
- / Upvc Double Glazing Throughout**
- / Gas Central Heating Via Combination Boiler**
- / Reasonable Service Charges**
- / Quiet Cul De Sac**
- / Easy Reach Of Local Shops, Amenities & Transport Links**
- / Excellent School Catchments**
- / Viewings Advised**

Own private upvc double glazed entrance door opening to:

Entrance Hall \ Laminate flooring, smooth plastered and covered ceiling, power points, radiator, door leading to:

Kitchen/Diner 14'4 x 12'2 Maximum Measurements \ Well fitted kitchen/diner comprising double bowl stainless steel sink and drainer unit with chrome mixer tap inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, space for cooker with extractor above, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, tiled splashbacks, power points, laminate flooring, radiator, smooth plastered and covered ceiling, upvc double glazed window to front, cupboard housing wall mounted combi condensing boiler, door leading to lounge and inner hallway:

Lounge \ Upvc double glazed bay window to front, laminate flooring, smooth plastered and covered ceiling, power points, T.V point, feature fireplace with marble hearth and timber mantle housing gas fire.

Inner Hallway \ Fitted carpet, airing cupboard housing radiator and shelving, smooth plastered and covered ceiling, radiator, doors to bedrooms and bathroom.

Bedroom One 12'11 x 9'11 \ Upvc double glazed window to rear, radiator, fitted carpet, power points, smooth plastered and covered ceiling, range of fitted wardrobes with mirror fronted sliding doors.

Bedroom Two 12'3 x 7'7 \ Upvc double glazed window to rear with upvc double glazed door adjacent leading to garden, laminate flooring, radiator, power points, smooth plastered and covered ceiling, storage cupboard.

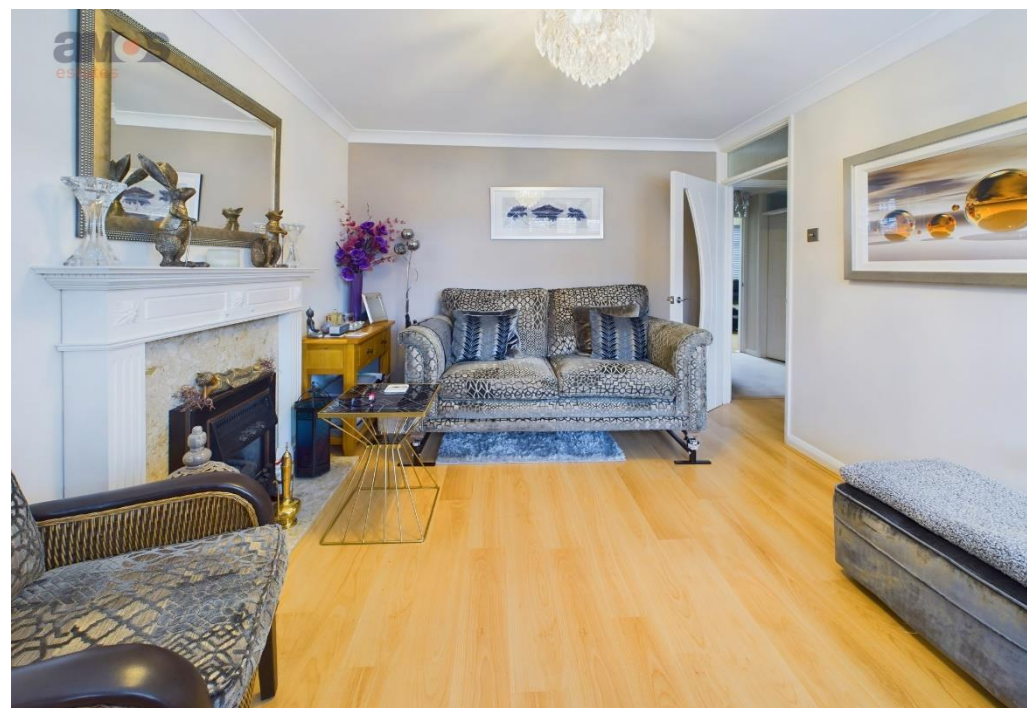
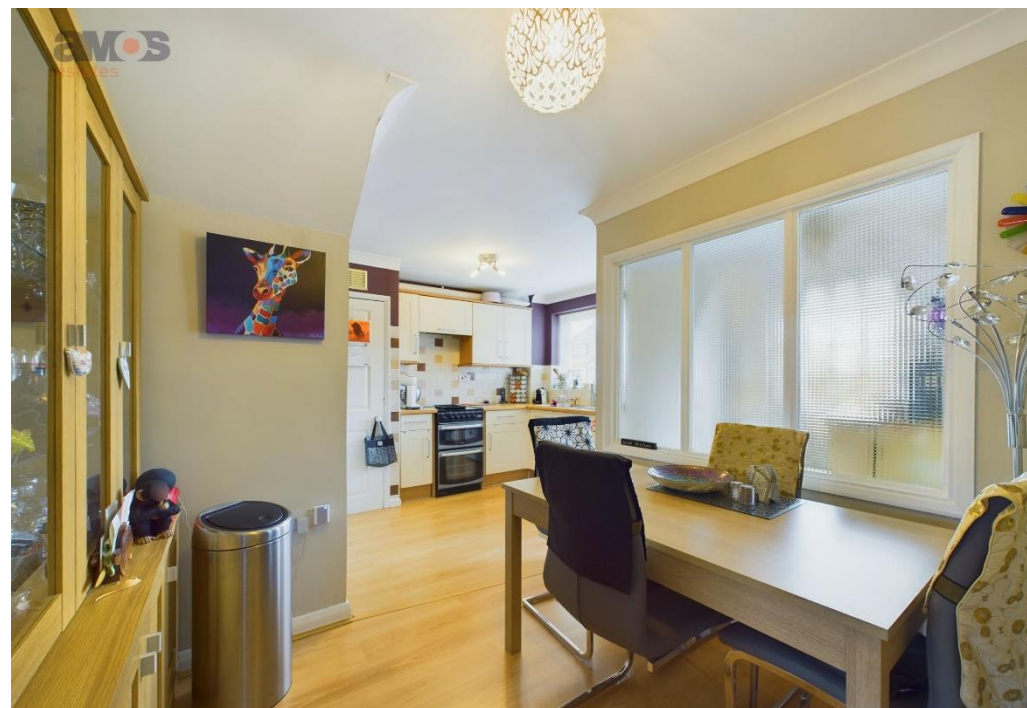


Shower Room 7'9 x 5'5 \ Modern three piece suite comprising large shower cubicle with drench style showerhead above and separate handheld attachment, push button w.c, vanity wash basin with chrome mixer tap and storage below, tiled walls and flooring, radiator, upvc obscure double glazed window to side, smooth plastered and coved ceiling.

Rear Garden \ Outside there is a private rear garden commencing with area laid to decking providing outside seating facility whilst the remainder is mainly laid to established lawn with well stocked flowerbeds surrounding, fenced and brick borders, outside lighting, timber gate providing access to garages.

Garage \ Up and over door to front, power connected.

Lease Info \ We understand there was a 999 year lease from March 1989, the service charge is approximately £80 per month and there is no ground rent.



PLEASE NOTE:-

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them. Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take. The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.





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