



Manna Heights, London Road, Benfleet, Essex, SS7 1AX
3 bedroom first floor flat / £295,000 / t. 01702 555888



A rare opportunity to purchase this fabulous **three double bedroom** first floor apartment in the highly sought after 'Manna Heights' within Benfleet, offering a spacious and versatile layout. Boasting large open plan lounge/diner incorporating luxury fitted kitchen, three bathrooms and allocated parking space. Also featuring a long lease of approximately 117 years remaining and offered with no onward chain.

Situated in this convenient location a short distance from local shops, amenities and supermarkets whilst also being within easy reach of local transport links including Benfleet Station with direct routes into London Fenchurch Street. Excellent local schools can also be found nearby, the property being within the Kents Hill Primary and King John school catchments.

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call home.**





Highlights

- Stunning Three Double Bedroom First Floor Apartment
- Sought After Development
- No Onward Chain
- Long Lease
- Large Lounge/Diner Open Plan To Luxury Kitchen
- Multiple Bathrooms
- Generous Size Bedrooms
- Gas Central Heating Via Combination Boiler
- Upvc Double Glazing Throughout
- Excellent Schools Catchments
- Allocated Parking Space
- Lift To All Floors
- Easy Reach Of Transport Links
- Must Be Viewed



Communal entrance door opening to communal hallway with stairs and lift leading to first floor. Private entrance door to entrance hall.

**Entrance Hall **

Fitted carpet, radiator, thermostat control, smooth plastered ceiling, entry phone system, power points, storage cupboard housing air rack system, doors to accommodation off.

**Lounge Diner Open Plan to Kitchen 24'2 x 19'7 L Shaped Maximum Measurements **

The lounge diner having fitted carpet, two radiators, TV point, power points, smooth plastered ceiling, UPVC double glazed window to side, storage cupboard, open plan to kitchen.

**Kitchen **

Modern fitted kitchen comprising stainless steel double bowl sink and drainer unit with chrome mixer tap inset into a range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated oven with four ring electric hob above and chimney style extractor over, space for a tall fridge freezer to remain, space and pluming for a washing machine to remain, cupboard housing combination boiler, tiled flooring, tiled splashbacks, UPVC double glazed window to front, smooth plastered ceiling with inset spotlights.

**Bedroom One 18'8 Reducing to 13'3 x 9'11 **

UPVC double glazed window to rear, fitted carpet, radiator, power points, smooth plastered ceiling, fitted wardrobes, TV point, power point, USB charging point, door to en-suite shower room.

**En-Suite **

Three piece suite comprising shower cubicle with shower over, push button WC, pedestal wash basin with chrome mixer tap, tiled walls, flooring, heated towel radiator, smooth plastered ceiling with inset spotlights, extractor.



**Bedroom Two 10'6 x 10'1 **

UPVC double glazed window to front, fitted carpet, radiator, power points, smooth plastered ceiling, USB charging points, door to jack and jill en-suite.

**Jack and Jill En-Suite **

Three piece suite comprising shower cubicle with shower over and pedestal wash basin with chrome mixer tap, push button WC, tiled walls and flooring, smooth plastered ceiling with inset spotlights, heated towel radiator, extractor, door to and from hallway.

**Bedroom Three 10'5 x 10'2 **

UPVC double glazed window to rear, fitted carpet, radiator, power points, smooth plastered ceiling, USB charging point.

**WC **

Two piece suite comprising push button WC, pedestal wash basin with chrome mixer tap, tiled walls and flooring, heated towel radiator, smooth plastered ceiling with inset spotlights, extractor.

**Outside **

The property has communal grounds and a car park with one allocated car parking space.

**Lease Info **

125 years starting on 1 November 2017 and ending on 31 October 2142 therefore approximately 117 years remaining. We are advised the service charge is approximately £100 per month and the ground rent is £25 per month.

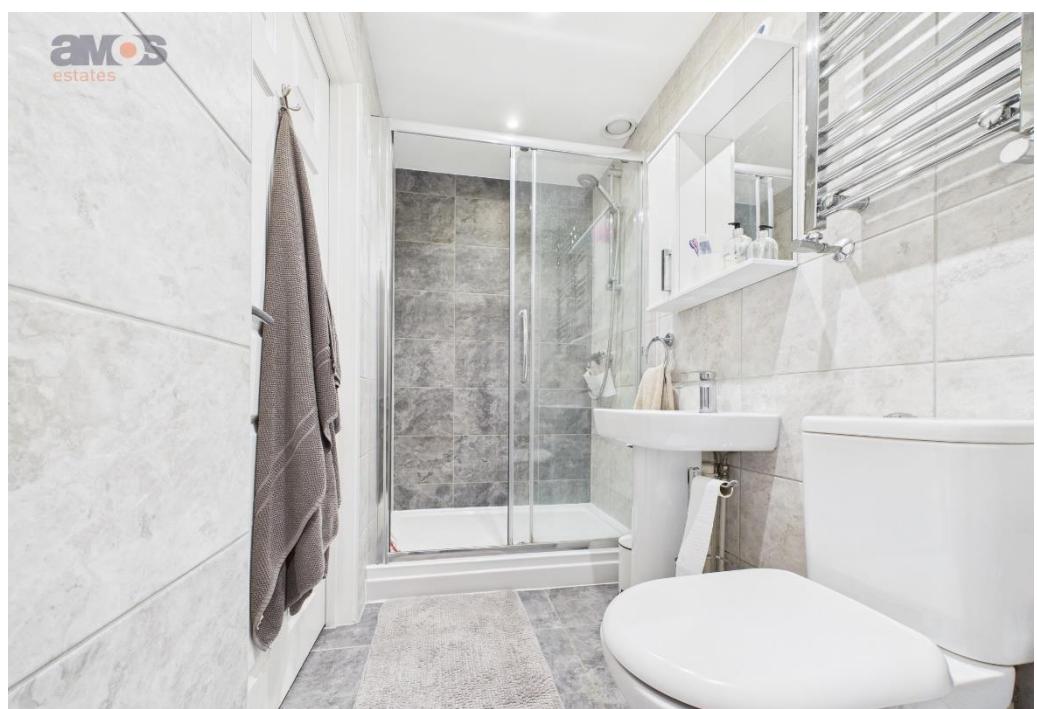
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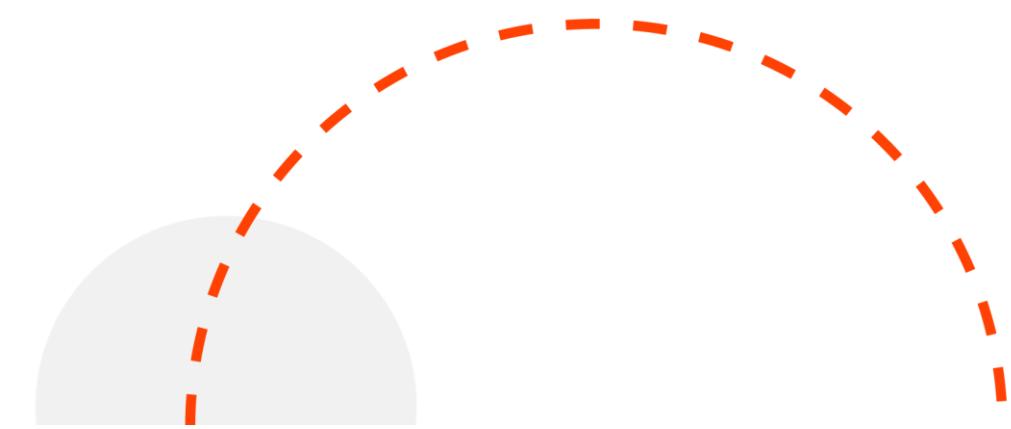
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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take. *Digital Markets, Competition and Consumers Act 2024.*

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