

SCOTT &  
STAPLETON

BEECH ROAD  
Benfleet, SS7 2AW  
£375,000





## **BEECH ROAD**

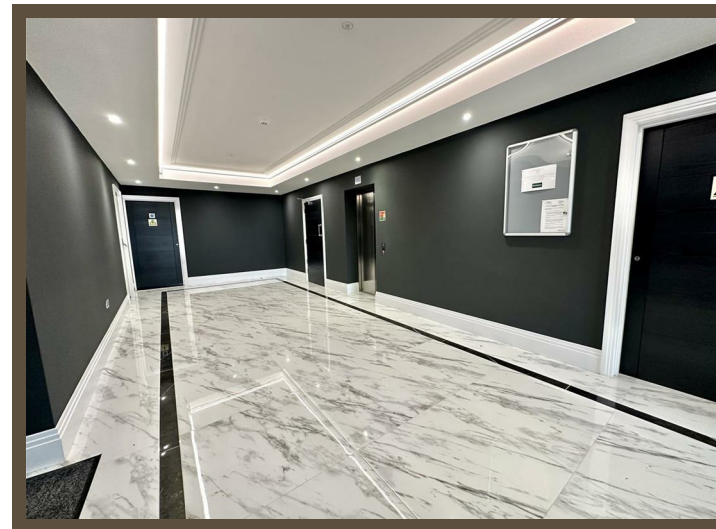
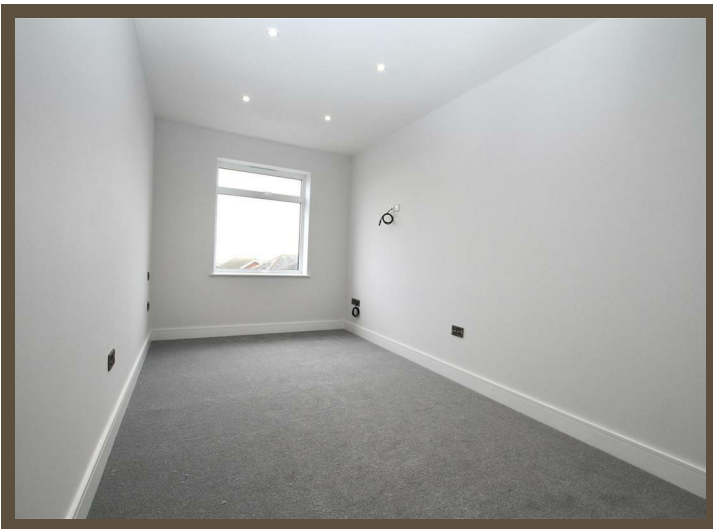
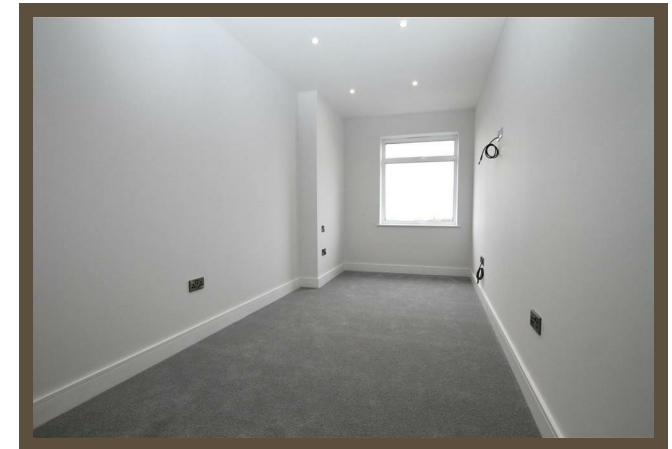
**£375,000**

**BENFLEET, SS7 2AW**

Scott & Stapleton are delighted to offer for sale this spacious & high specification new build apartment within a luxury development just off Hadleigh High Street.

This super property benefits from spacious accommodation including 2 double bedrooms, 2 luxury bathrooms & a large open plan kitchen/diner/lounge with south facing balcony.

There are quality fixtures & fittings throughout the development and high specification details such as video entry phone systems, underfloor heating throughout, integrated kitchen appliances, lift access, secure allocated parking, communal roof garden & brand new leases.



## Accommodation comprises

Communal entrance door with video intercom leading to impressive communal entrance hall with lift & stairs to all floors. Personal door with spyhole leading to entrance hall

### Entrance hall

2.67m x 2.64m (8'9 x 8'8)

### Lounge/Diner/Kitchen

8.84m x 3.96m (29' x 13')

### Bedroom 1

4.57m x 2.44m (15' x 8')

### En Suite

2.01m x 1.73m (6'7 x 5'8)

### Bedroom 2

4.57m x 2.13m (15' x 7')

### Bathroom

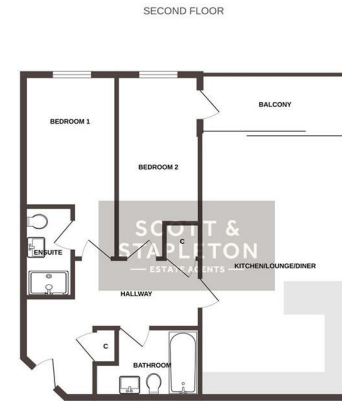
2.16m x 1.96m (7'1 x 6'5)

### External

Secure allocated parking space plus visitors parking.  
Communal first floor roof terrace

### N.B

Brand new 150 year lease.



Information about the building is based on the information provided by the landlord. The landlord is not responsible for the accuracy of the information provided. The landlord is not responsible for the accuracy of the information provided. The landlord is not responsible for the accuracy of the information provided.

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			
(1-20) 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	