

SCOTT &  
STAPLETON

BEECH ROAD  
Benfleet, SS7 2AW  
£365,000





## **BEECH ROAD**

**£365,000**

**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, luxury bathroom & 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.



SCOTT &  
STAPLETON  
*New Homes*



## 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

## Lounge/Diner/Kitchen

9.35m x 3.53m (30'8 x 11'7)

## Bedroom 1

5.97m x 2.41m (19'7 x 7'11)

## Bedroom 2

4.75m x 2.77m (15'7 x 9'1)

## Bathroom

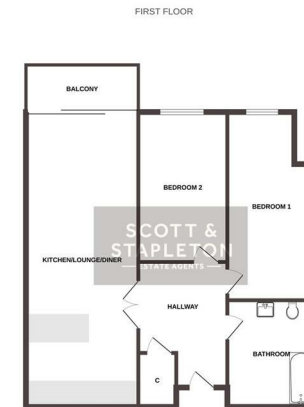
3.00m x 1.80m (9'10 x 5'11)

## External

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

## N.B

Brand new 150 year lease.



These energy efficiency and environmental impact ratings are based on the energy performance of the building and the carbon footprint of the building. The energy performance of the building is based on the energy performance of the building and the carbon footprint of the building. The environmental impact of the building is based on the carbon footprint of the building.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |