

**SCOTT &
STAPLETON**

BEECH ROAD
Benfleet, SS7 2AW
£375,000





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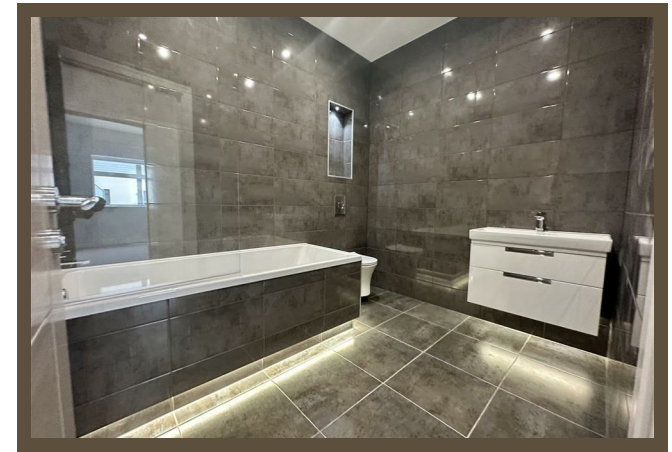
£375,000

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, 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

Lounge/Diner/Kitchen

Bedroom 1

Bedroom 2

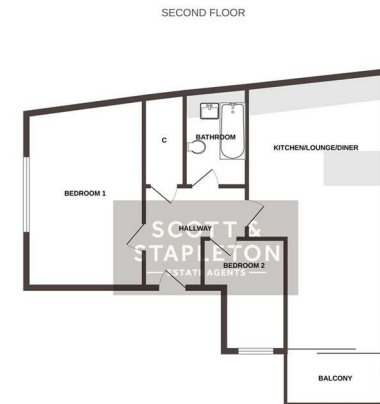
Bathroom

External

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

N.B

Brand new 150 year lease.



*This energy rating has been calculated based on the assumed energy performance of the building. It is not a guarantee of the actual energy performance of the building. The actual energy performance of the building may vary due to a number of factors, including the quality of the building materials, the quality of the construction, the quality of the installation, the quality of the maintenance, the quality of the use of the building, and the quality of the weather conditions.

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		