

SCOTT &
STAPLETON

BEECH ROAD
Benfleet, SS7 2AW
Guide Price £335,000





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*** GUIDE PRICE £335,000 TO £350,000 *** 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

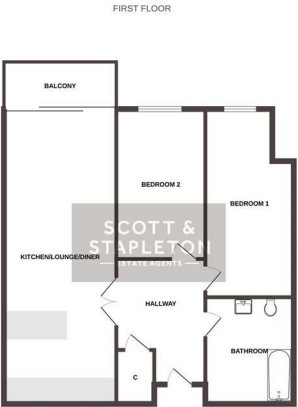
3.00m x 1.80m (9'10 x 5'11)

External

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

N.B

Brand new 150 year lease.



These energy ratings are based on the Energy Performance Certificate (EPC) for the property. The EPC is a document that shows how energy efficient a property is, and how much it costs to run. It also shows how to improve the energy efficiency of the property. The EPC is valid for 10 years. The energy ratings are based on the EPC for the property. The energy ratings are based on the EPC for the property. The energy ratings are based on the EPC for the property.

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