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Estate Agents



* £325,000- £375,000 * Positioned in the charming St. Benets Road of Southend-on-Sea, this new build apartment is a true gem waiting to be discovered. Boasting a modern design, this property features two generous bedrooms, perfect for a small family or those seeking a spare room for guests. As you step inside, you'll be greeted by a spacious hallway that seamlessly flows into an impressive kitchen lounge diner. The integrated appliances and separate utility room make this space not only stylish but also highly functional for your everyday needs. One of the highlights of this apartment is the beautifully tiled bathroom suite, complete with inset shelving and storage for all your essentials. Imagine unwinding in a luxurious bath after a long day's work in this serene setting. For those environmentally conscious individuals, the allocated parking to the rear comes with an electric car charging point, making it convenient and eco-friendly for your daily commute. Additionally, the sunny South West facing rooms offer picturesque views down a tree-lined road, adding a touch of tranquility to your living space. Located within touching distance to Prittlewell Station and Priory Park, don't miss the opportunity to make this next generation apartment your new home. With its modern amenities, convenient location, and charming features, this property is sure to capture your heart.

- Next generation apartment meeting latest new build regulations
- First floor apartment
- Large kitchen lounge diner with integral appliances
- Stunning fully tiled bathroom with inset shelving and storage cupboard
- 10 Year NHBC New Build Warranty
- Extremely energy efficient, low maintenance building
- Spacious two double bedrooms
- Separate utility room
- Allocated parking to rear with electric car charging point
- Doorstep to Prittlewell Station and a short walk to Priory Park and Jones Memorial Grounds

St. Benets Road

Southend-On-Sea

£325,000

Price Guide



St. Benets Road



Communal Entrance

Accessed via rear of building with communal stairs leading to first floor where there is an oak entrance door to:

Hallway

12'9" > 5'10" x 7'11"

Smooth ceiling with inset spotlights, entry phone system, laminate flooring, wall hung radiator, doors to all rooms.

Bedroom One

14'6" into bay x 12'0"

Double glazed bay windows to front, smooth ceiling with pendant light, wall hung radiator, luxury carpet.

Bedroom Two

14'7" into bay x 9'10"

Double glazed bay windows to front, smooth ceiling with pendant light, wall hung radiator, luxury carpet.

3pc Bathroom

7'4" x 7'2"

Obscure double glazed window to front, smooth ceiling with inset spotlights, extractor fan, panelled bath with shower attachment and rainfall head, vanity unit wash basin, low level WC, inset shelving, storage cupboard, fully tiled gloss walls and fully tiled mat floor.

Kitchen Lounge Diner

18'3" > 15'0" x 17'11"

Double glazed bay windows to front, additional standard double glazed window to front, smooth ceiling with inset spotlights, kitchen comprising wall and base level matt finish units with square edge granite effect worktop,

integrated 70/30 split Bosch fridge freezer, integrated oven and grill, integrated Bosch induction 4 ring hob with extractor fan above, pull out bin storage, integrated Bosch dishwasher, integrated Bosch microwave, inset sink and drainer with chrome mixer tap, breakfast bar area, laminate flooring, wall hung radiator.

Utility Room

7'7" x 4'3"

Exterior

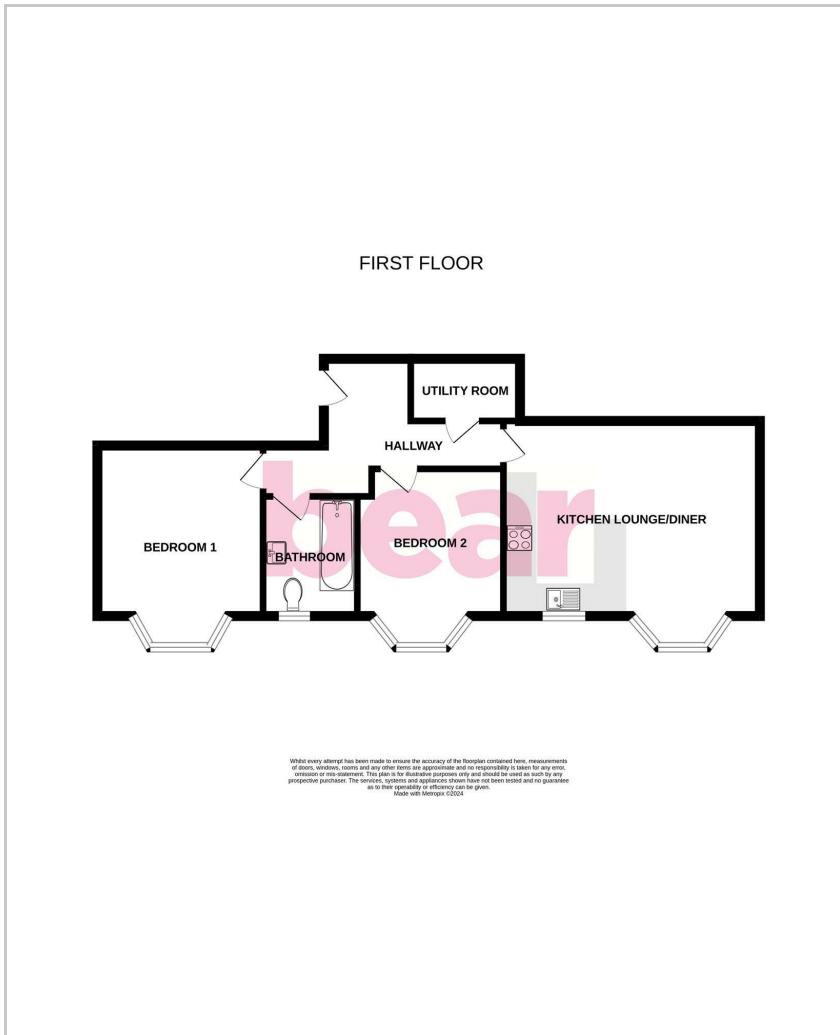
Access to car park down the side of the building leading to paved allocated parking space with electric car charger.

Agents Notes:

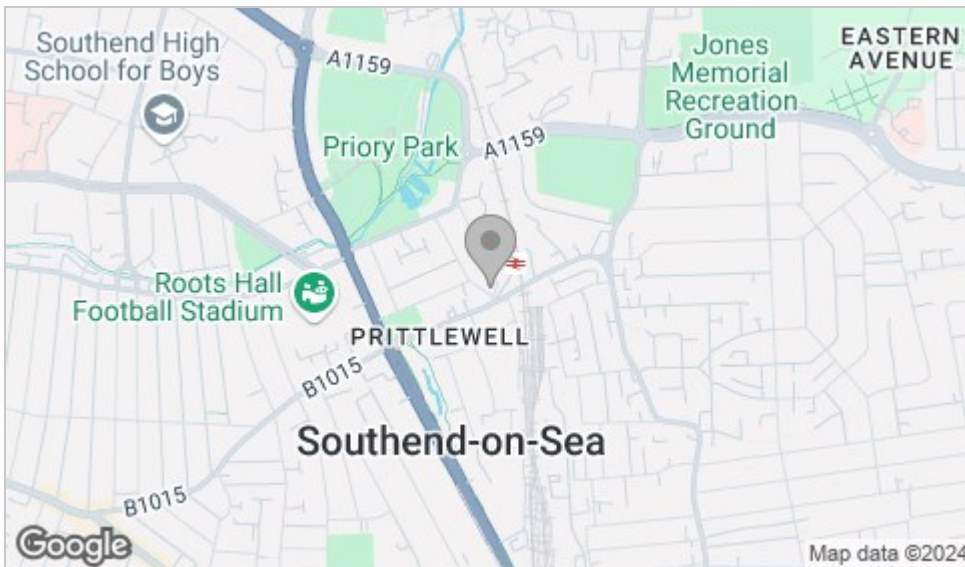
The building has been developed to the highest of standards and strict new build regulations have been met producing six eco friendly, sustainable and economical properties. There is a range of state of the art solar panels on the roof that will separately contribute greatly to each flat bringing down the electricity bills. There is also six separate car charging points for each apartment. The properties have new modern day leases and there is no ground rent payable.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

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		