



\* £325,000- £375,000 \* Step inside and pass through the hallway to be greeted by a spacious kitchen lounge diner, illuminated by natural light streaming through two sets of bi-folding doors that lead out to the largest roof terrace in the building. Imagine enjoying your morning coffee or hosting intimate gatherings in this delightful outdoor space. The apartment offers a touch of luxury with two double bedrooms, an exceptional fully tiled three-piece bathroom and a fully fitted kitchen equipped with integrated appliances, perfect for culinary enthusiasts. Additionally, the convenience of allocated parking with an electric car charging point adds to the allure of this property. Conveniently located, this apartment is a stone's throw away from Prittlewell Station, providing easy access to London Liverpool Street. For nature lovers, Jones Memorial Grounds and Priory Park are within a short walk, offering a tranquil escape from city life. And when you're in the mood for shopping or dining out, Southend High Street is just a leisurely stroll away.

- Next generation apartment meeting latest new build regulations
- Rear first floor apartment
- Through kitchen lounge diner with integral appliances
- Stunning fully tiled bathroom
- 10 Year NHBC New Build Warranty
- Extremely energy efficient, low maintenance building
- Spacious two double bedrooms
- Large enclosed outdoor roof terrace accessed via two sets of bi-folds
- 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**

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

## **Bedroom One**

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

## **Bedroom Two**

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

## **3pc Bathroom**

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

## **Through Kitchen Lounge Diner**

Two sets of double glazed bi-folding doors to rear leading out to roof terrace, 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, integrated washing machine, laminate flooring, wall hung radiator.

## **Exterior**

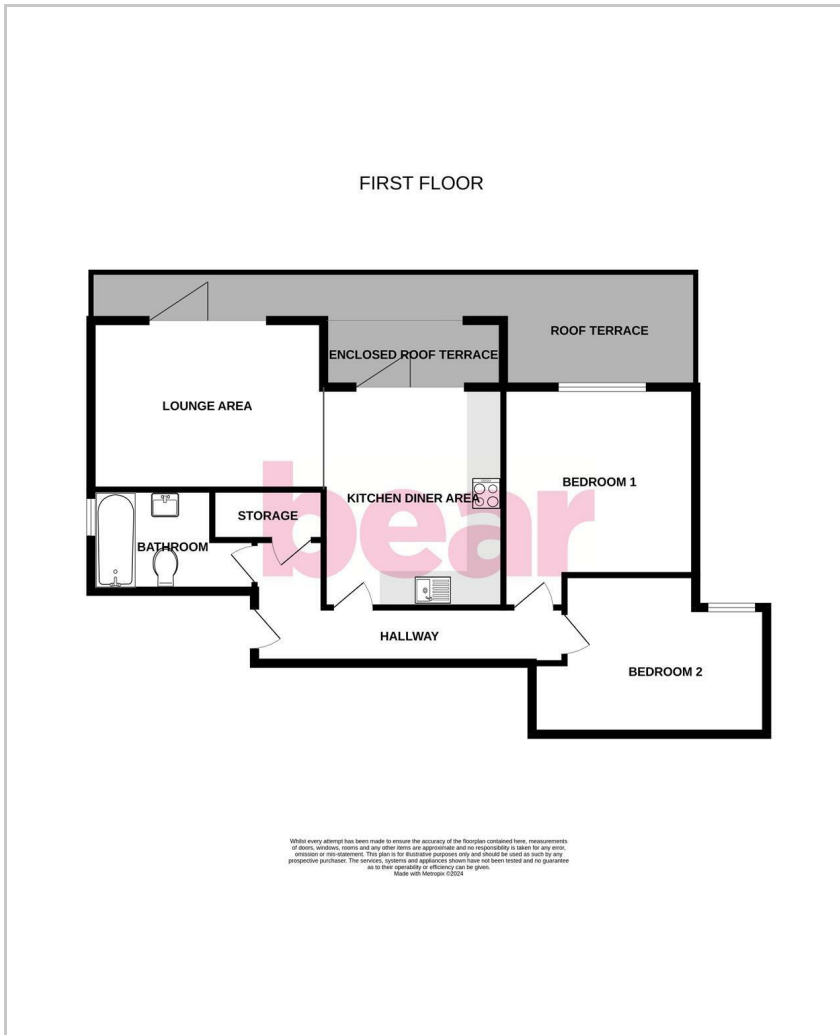
Access to car park down the side of the building leading to paved allocated parking space with electric car charger.

## **Agents Notes:**

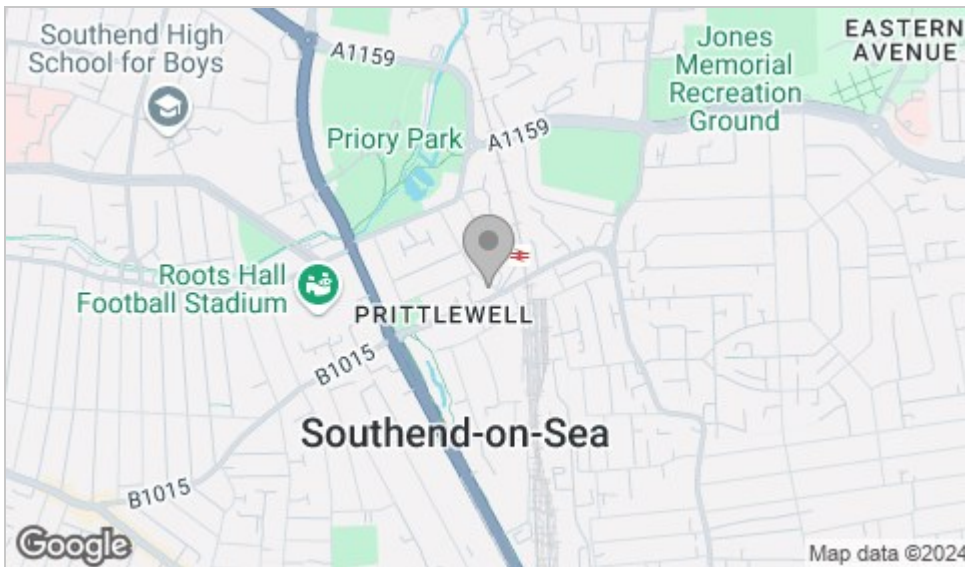
The building has been developed to the highest of standards and strict new build regulations have been met producing six eco friendly, sustainable and economical properties. There is a range of state of the art solar panels on the roof that will separately contribute greatly to each flat bringing down 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) <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		