



Flat 11 Kentwell Court, High Road, South Benfleet

£200,000 Offers over

* LONG LEASE * TOP FLOOR * GARAGE* Well presented one bedroom 2nd floor flat in a sought-after location. The property boasts gas central heating, a large allocated parking space, garage in block, modern kitchen & bathroom, spacious lounge, double bedroom with fitted wardrobes and well maintained internal & external communal areas. The location provides excellent access to a127/a13/a130 road links and is within 1 mile of Benfleet mainline train station providing access into Central London. Surrounding the station the area boasts a plentiful supply of shops, restaurants and pubs.

Approximate lease details:

Lease length: 107 years remaining

Ground rent £200 per annum

Maintenance and buildings insurance: £1177 per annum

Council Tax band 24/25: Band B 1,659.28 per annum

EPC rating: C



Features:

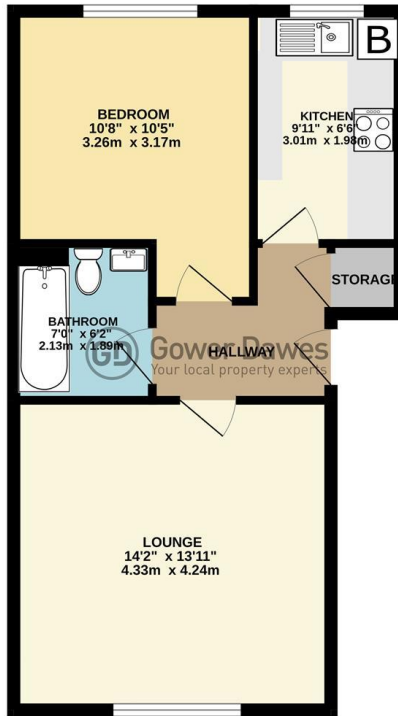
- **Gas Central Heating**
- **Garage**
- **Allocated parking**
- **Walking distance to a mainline C2C train station**
- **Close to bus links**
- **Walking Distance to Local Shops, Schools & Amenities**
- **Easy Access to A127/A13/A130 Road Links**
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The accommodation comprises of –

- Kitchen 1.98m (6' 6") x 3.01m (9' 11")
- Lounge 4.33m (14' 2") x 4.24m (13' 11")
- Bathroom 2.13m (7' 0") x 1.89m (6' 2")
- Master Bedroom 3.26m (10' 8") x 3.17m (10' 5")
- Communal gardens
- Parking
- Garage in block



GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 482 sq.ft. (44.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Fixtures and Fittings:

Unless fixtures and fittings are specifically mentioned on these particulars then they are not included in the sale price. This is likely to be itemised by your chosen solicitor if a purchase proceeds.

Photographs:

Are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.

These particulars are prepared with all due care for the convenience of the intending purchaser but their accuracy is not guaranteed and they do not form any part of any contract. Purchasers may check by inspection or otherwise the accuracy of these particulars prior to signing the contract.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
	73	78
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) 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	