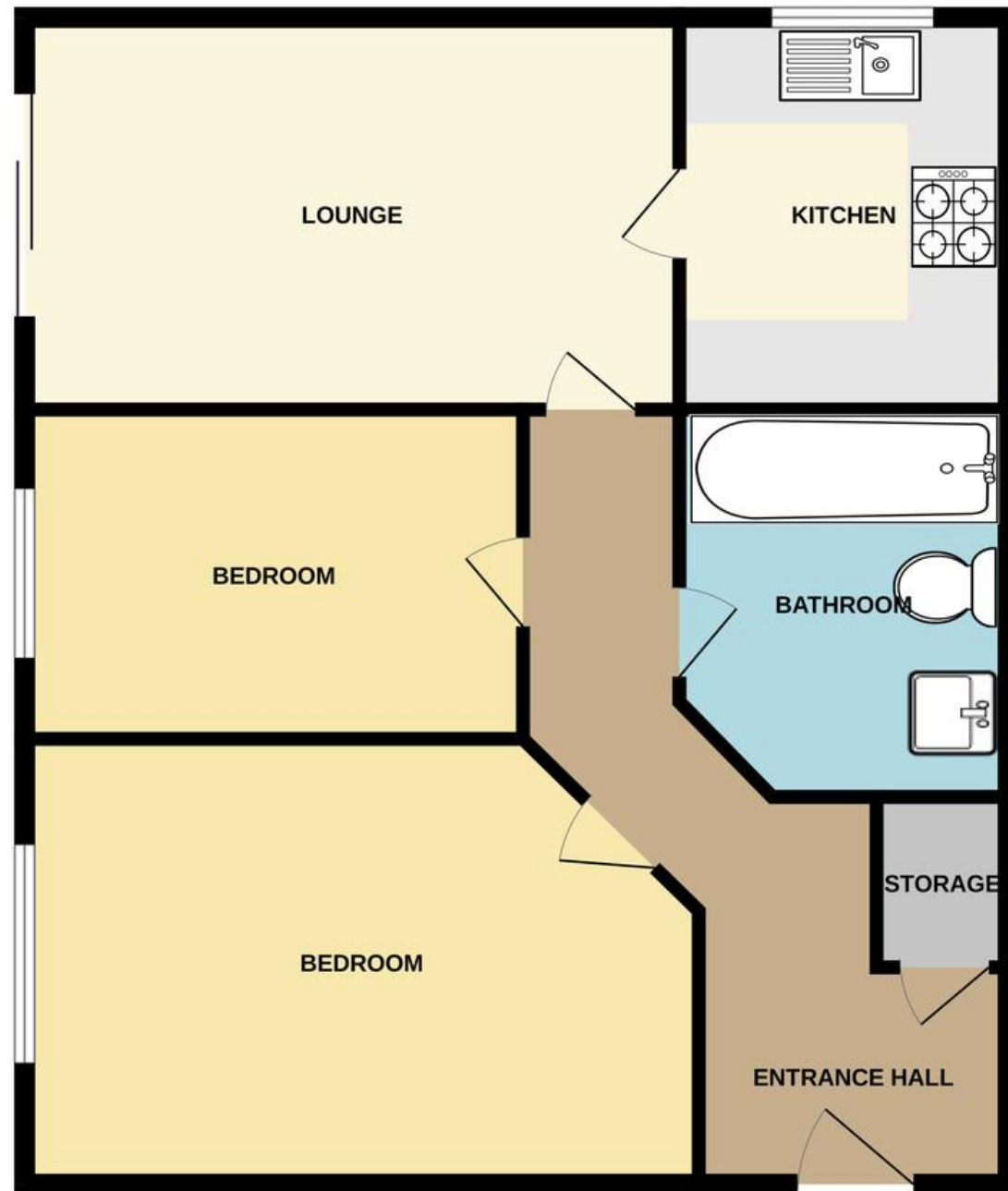
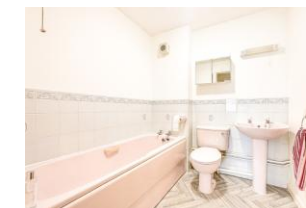


GROUND FLOOR



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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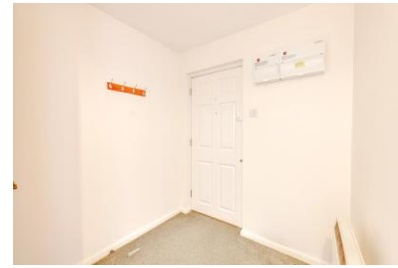
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Queens Lodge, 27 Benfleet Road, Benfleet, SS7 1NY
£230,000

LONG LEASE - This two double bedroom purpose built flat with a fantastic lease length of 970 years remaining is situated in a highly sought after location on Benfleet Road close to all local amenities. The property offers a modern fitted kitchen, bathroom, security phone entry system and two allocated parking spaces. Viewing highly recommended.

- LONG LEASE
- TWO BEDROOM GROUND FLOOR APARTMENT
- LOUNGE PROVIDING DIRECT ACCESS TO COMMUNAL GARDEN
- FITTED KITCHEN
- 12'9 BEDROOM ONE
- TWO ALLOCATED PARKING SPACES
- SECURITY INTERCOM SYSTEM
- NO ONWARD CHAIN
- VIEWING HIGHLY RECOMMENDED



COMMUNAL ENTRANCE Secured entrance door which can be accessed via a phone entry door system leading to the communal hallway providing access to the front door of the ground floor apartment.

ENTRANCE HALL Secured entrance door with spyhole leading into the entrance hall. Carpet flooring, wall mounted phone entry unit, electric storage heater, cupboard, doors opening to:

LOUNGE 14' 8" x 10' 4" (4.47m x 3.15m) Double glazed sliding patio doors to rear leading onto the communal garden, power points, wall mounted storage heater, carpet flooring. Door opening to the kitchen.

KITCHEN 10' 3" x 6' 3" (3.12m x 1.91m) UPVC obscure double glazed window to side aspect. Range of fitted units to both base and eye level with roll edge work tops incorporating single drainer sink unit with mixer taps. Four ring electric hob with extractor above, electric oven, space for fridge / freezer, space and plumbing for washing machine, part tiled walls.

BEDROOM ONE 12' 9" x 8' 1" (3.89m x 2.46m) Double glazed window to rear, electric storage heater, power points, built in cupboard with mirror fronted doors, carpet flooring.

BEDROOM TWO 11' 8" x 6' 5" (3.56m x 1.96m) Double glazed window to rear, power point, electric storage heater, carpet flooring.

BATHROOM Suite comprising of a panelled bath, low level, pedestal wash hand basin, part tiled walls, extractor fan.

COMMUNAL GARDEN Outside there are communal gardens which are well maintained and mainly laid to lawn. There is a bin storage facility.

ALLOCATED PARKING There is allocated parking for two vehicles.

LEASE INFORMATION Long lease with approx. 970 years outstanding.

Service charge - current half year £1,009 - this covers insurance, water and sewerage, communal maintenance, management fees and general common expenditure.

Ground rent - £164.40 per annum - reviewed and uplifted 2019 - next review 2044

Freeholder - Homeground
Managing Agent - FirstPort