



*41a Brook Road*



**RICHARD  
POYNTZ**



# 41a Brook Road Benfleet SS7 5JG

£1,050



Due to high enquiry levels, please get in touch with us via email or online

A well-presented one-bedroom ground floor flat with its own private entrance, driveway, parking, and garden. The property benefits from a spacious kitchen/diner, providing ample space for cooking and dining. Located in a desirable area, it is conveniently situated near the station, offering excellent transport links. Viewings may be conducted as block bookings, so please inform us at the time of booking if this is an issue. A deposit equivalent to five weeks' rent is required and will be held with the Deposit Protection Scheme. A homeowner guarantor is required regardless of the referencing outcome. We are proud members of the Association of Residential Letting Agents (ARLA), ensuring a professional and transparent service



## Kitchen Diner

18'7 x 5'5 (5.66m x 1.65m)

Wall-mounted boiler, stainless steel sink, Cooker and extractor.

## Bedroom

10'9 x 13'7 (3.28m x 4.14m)

Double glazed windows to rear with radiator.

## Bathroom

White three piece suite, with panelled shower, vanity units and low level wc.

## Lounge

Double glazed window to front, radiator, there is also off-street parking.







**Misrepresentation Act 1967:** These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any interested party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided. The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

**Property Misdescription Act 1991** The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc., and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts



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