



STUART THOMAS
ESTATES



- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- SECURE GATED PARKING
- LARGE LOUNGE DINER

3 Wisteria Court, Rayleigh Road, Benfleet, SS7 3YP

Guide Price £275,000

Rarely available in this popular development is this GROUND FLOOR APARTMENT offering Two Bedrooms, Large Lounge/Diner Well fitted kitchen and Shower room. With SECURE GATED PARKING here is a property not to be missed. No onward chain.



Property Description

ENTRANCE HALL

Solid entrance door with a spyhole leads to the spacious entrance hall. Security entryphone. Thermostat for central heating. Double radiator. Twin glazed doors leads to the Lounge/Diner. Wood effect flooring. Inset ceiling spotlights. Cupboard housing the hot water cylinder.

LOUNGE/DINER

This good size room has double glazed French doors and adjacent windows leading to the communal gardens. Obscure double glazed window to the side. Inset ceiling spotlights. Double radiator.

KITCHEN

Fitted with a range of units at eye and base level with ample work surfaces over. Induction hob with an extractor cooker hood over and a built under oven. Single drainer stainless steel sink unit with a mixer tap over. Integrated dishwasher and washing machine. Double glazed window to the side. Inset ceiling spotlights.

BEDROOM ONE

Double glazed window to the rear. Double radiator. Wood effect flooring.

BEDROOM TWO

Double glazed window to the side. Double radiator.

SHOWER ROOM

Well fitted with a 3 piece white suite comprising a low level wc vanity wash basin with cupboards under and a mixer tap. Large walk in shower with an enclosure. Heated towel rail. Obscure double glazed window to the side. Electric shaver socket. Extractor fan. Inset ceiling spotlights. Fully tiled to 3





visible walls and the floor.

PARKING

Via electric gates to the front of the block.

COMMUNAL GARDENS

To the rear of the property overlooking playing fields.

GENERAL NOTES

Tenure Leasehold

Ground Rent None payable as the property is sold with a share of the freehold

Service Charge £800 per annum paid in 2 instalments

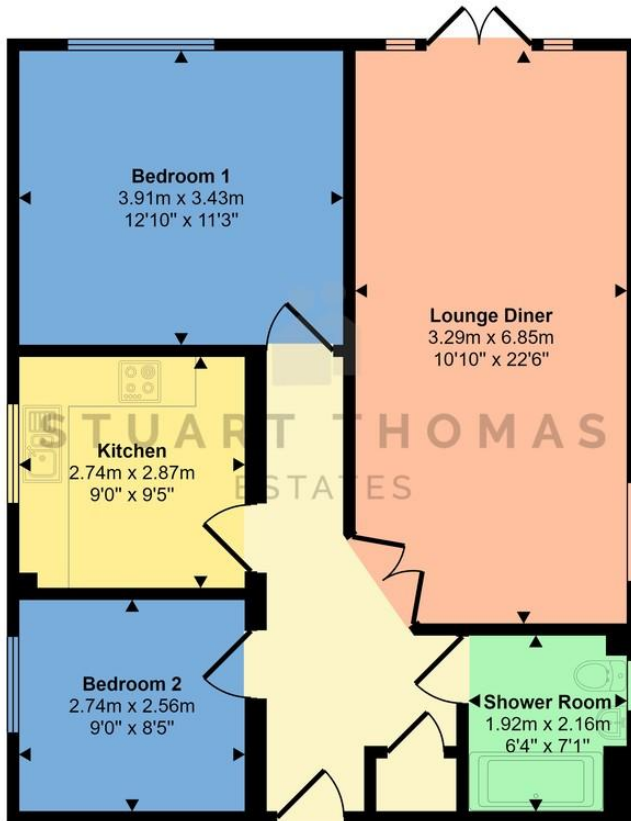
1st January and 1st July

Castle Point Borough Council

Council Tax Band B



Approx Gross Internal Area
68 sq m / 727 sq ft



Floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	71 C
55-68	D		
39-54	E		
21-38	F		

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements