



- TWO DOUBLE BEDROOMS
- EN SUITE SHOWER ROOM
- ATTRACTIVE LOUNGE/DINER
- GLOSS WHITE KITCHEN

18 Wisteria Court, 186 Rayleigh Road, Benfleet, SS7 3YP

£270,000

You must come and see this LARGER THAN AVERAGE first floor flat with an EN SUITE SHOWER ROOM and FAMILY BATHROOM. Located in this SOUGHT AFTER development with SECURE GATED PARKING.





## Property Description

### ENTRANCE HALL

Security entry phone allows access to the flat with a long entrance hall. Radiator with a cover. Feature panelling to the lower half of the walls. Large built in storage cupboard.

### LOUNGE/DINER

This attractive room has twin double glazed french doors to juiliette balconies. Radiator with a cover. Feature panelling to one wall. Further radiator. Built in shelving. Open plan to the:-

### KITCHEN

Fitted with a range of gloss white units at eye and base level with work surfaces over. Single drainer stainless steel sink unit with a mixer tap over. Space and plumbing for a washing machine and tumble dryer. Cupboard housing the gas fired central heating boiler. Double glazed window to the side. Ceramic hob with a concealed extractor cooker hood over and a built under oven. Tiled floor. Ceramic splashback tiling.

### BEDROOM ONE

With twin french doors with a juiliette balcony. Radiator. Door leads to the :-

### EN SUITE

Low level wc pedestal wash hand basin and a shower cubicle. Obscure double glazed window to the side. Extractor fan. Heated towel rail. Tiled floor and half tiled to all visible walls.

### BEDROOM TWO

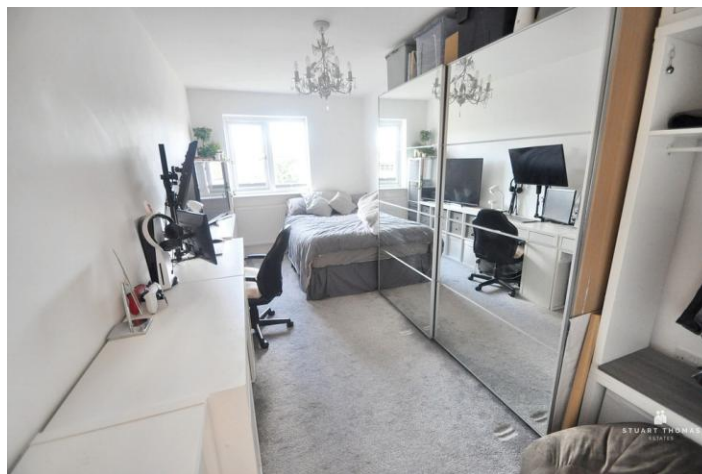
Double glazed window to the front. Radiator.

### BATHROOM

Low level wc pedestal hand wash basin and a panelled bath







with a mixer tap and shower attachment. Obscure double glazed window to the side. Heated towel rail. Tiled floor and half tiling to visible walls with more tiling to the bath area.

#### PARKING

The secure gated car park provides allocated parking for one vehicle. Plenty of visitor parking.

#### GENERAL

Tenure Leasehold

125 year lease from 2007

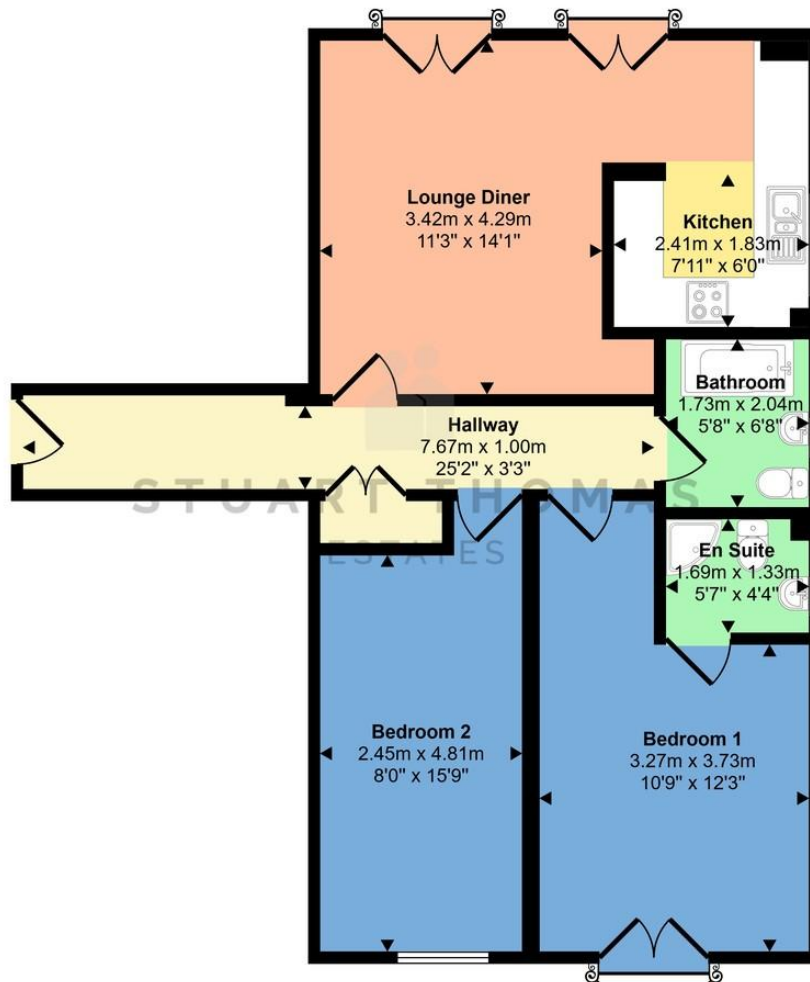
Service Charge £1000 per annum

Castle Point Borough Council

Council Tax Band B



Approx Gross Internal Area  
70 sq m / 756 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		

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