

# Ist Call

SALES AND LETTINGS



**High Road, Benfleet, SS7 5LA**

**£275,000**

Offered with no onward chain this beautifully appointed and spacious one bedroom top floor flat is situated in a great location close to local shops and within easy access of bus routes and Benfleet rail station. Spanning approx. 635 sq ft the property boasts a bright and spacious open plan living room/ kitchen with integrated appliances along with a double bedroom, modern shower room and allocated parking. An internal viewing is considered essential to appreciate the size and quality of the accommodation on offer.

## Accommodation Comprising



Front door with video entryphone system providing access to a large communal entrance lobby with seating and providing lift and stairwell access to the second floor landing. Own front door to...

### Entrance Hall

Radiator, large built in storage cupboard, video entryphone, smooth plastered ceiling with inset spotlights, oak veneered doors providing access to...

**Lounge/ Kitchen 21'10 x 16' max overall (6.65m x 4.88m max overall)**



## Living Area



A bright and airy living space with a variety of double glazed windows to side and front aspects, two radiators, smooth plastered ceiling with inset spotlights, open plan to...

### Kitchen



Fitted with a comprehensive range of modern grey high gloss base units with quartz working surfaces over, inset stainless steel sink unit, integrated electric hob with concealed extractor hood over, separate integrated oven and microwave, integrated fridge/ freezer, dishwasher and washer dryer, matching range of wall mounted units, tall pantry cupboard housing gas central heating & hot water boiler, breakfast bar, tiled flooring, smooth plastered ceiling with inset spotlights, double glazed window to front...





**Bedroom 12'1 x 10' (3.68m x 3.05m)**



Double glazed window to side, radiator, smooth plastered ceiling with loft access and inset spotlights...



## Shower Room



Fully tiled with suite comprising large walk in shower cubicle with glazed screen, vanity wash hand basin, low level W.C., heated towel rail, smooth plastered ceiling with inset spotlights and extractor fan...

## Externally



Communal courtyard style garden mostly paved with central raised planter, gate providing access to car park...

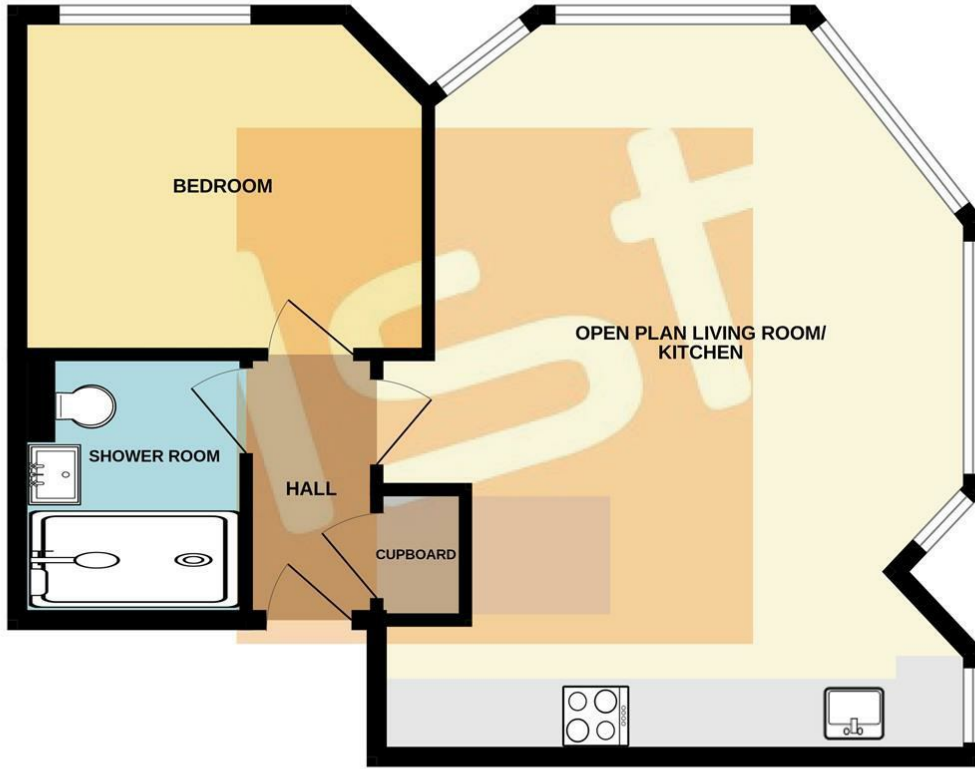
## Parking



Residents car park with one allocated parking space for the flat...

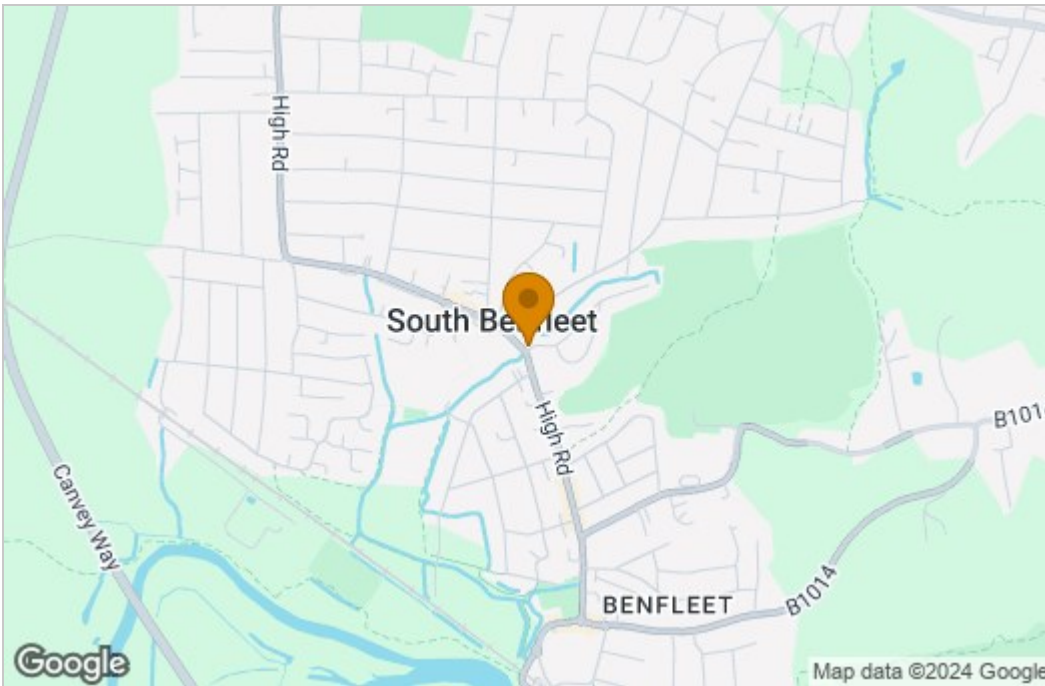
# Floor Plan

## SECOND FLOOR

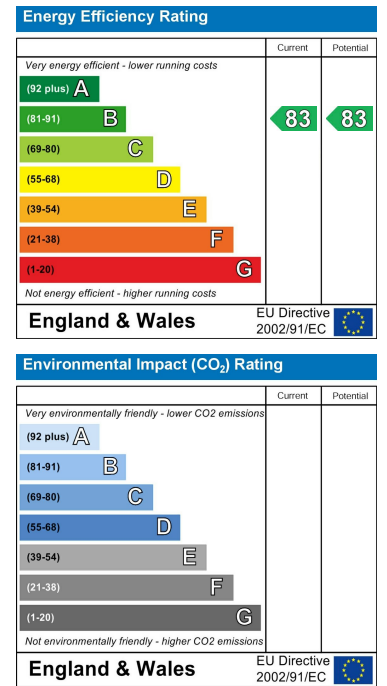


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# Area Map



# Energy Efficiency Graph



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