

# Ist Call

## SALES AND LETTINGS



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

**£245,000**

With its modern finishes and prime location, this spacious one bedroom top floor apartment on High Road benefits from lift access and is offered with no onward chain. With a bright and airy living area which is open plan to a large fitted kitchen with a full range of integrated appliances there is also a double bedroom and a modern, fully tiled shower room. With gas central heating, double glazed windows and allocated off street parking the property is situated within easy access of local shops, bus routes and Benfleet rail station and we would recommend an internal viewing to truly appreciate 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...

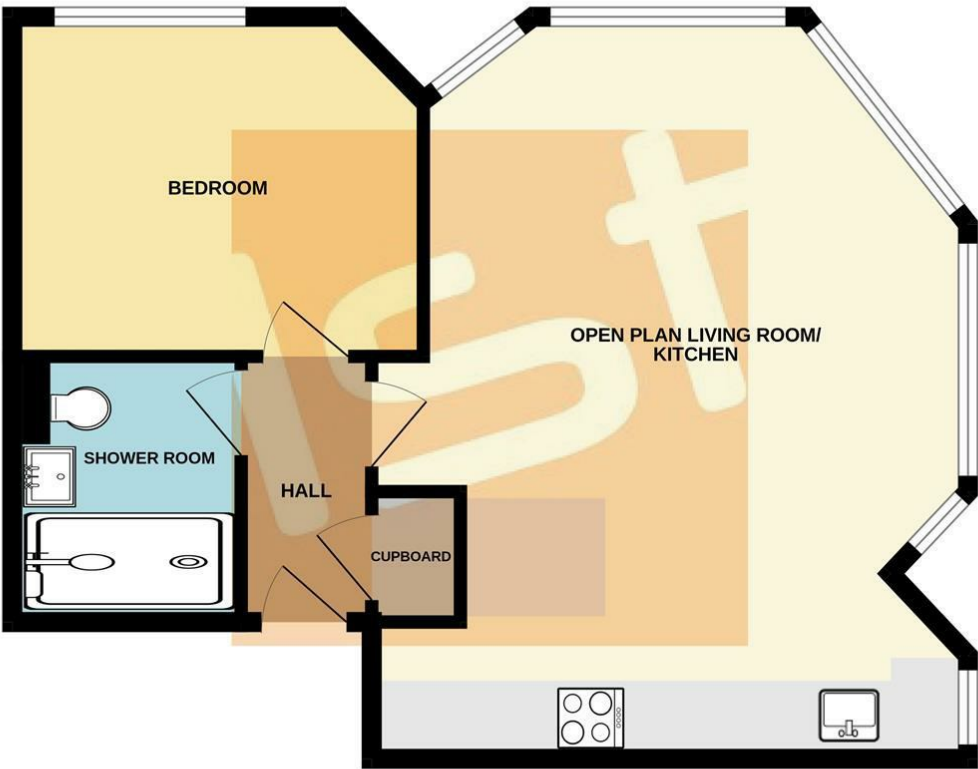
## Parking



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

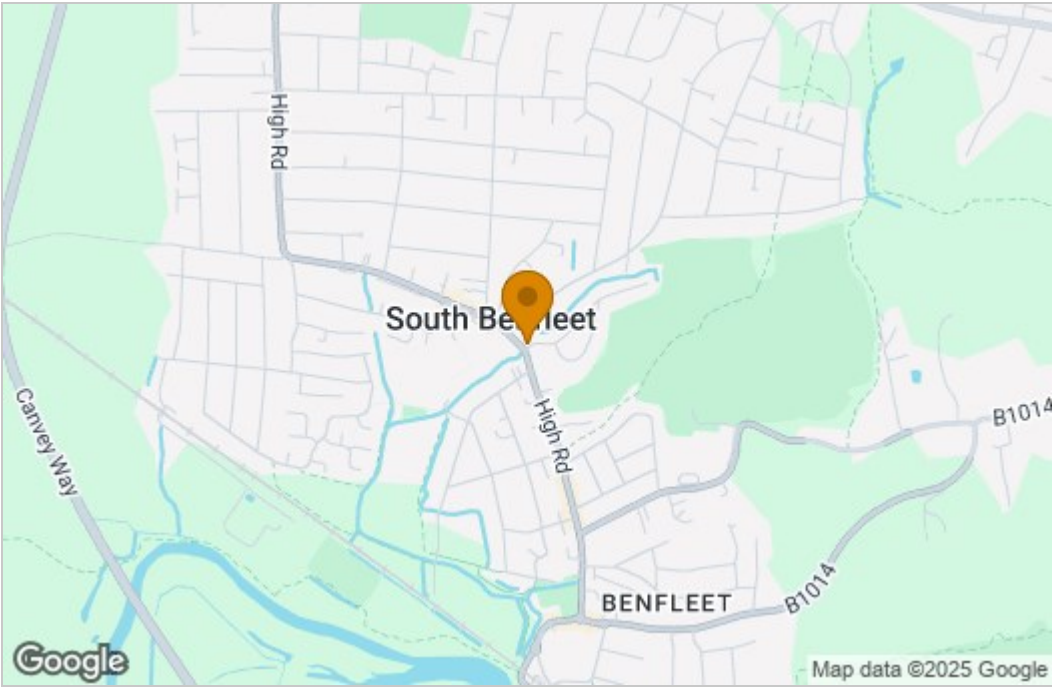
Floor Plan

SECOND FLOOR

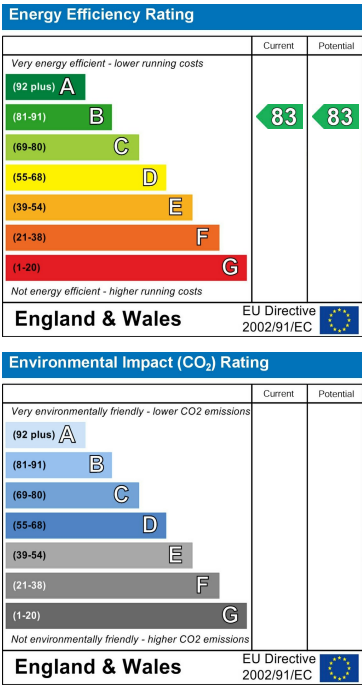


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Area Map



Energy Efficiency Graph



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