



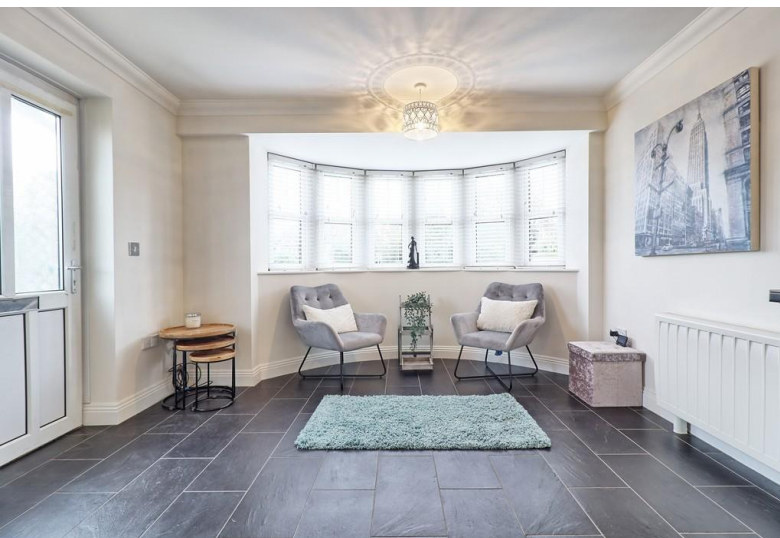
**BROWN & BRAND**



**Hart Road**  
Thundersley, Benfleet, SS7 3QP

- Attractive Character New England style development
- Lovely ground floor apartment with own entrance door
- Modern open plan kitchen/lounge with appliances and bay window
- Master bedroom with built in wardrobes

**£189,995**







## Property Description

Located in this attractive New England style development is this bright and spacious ground floor apartment which features its own personal entrance door. Well presented and features an open plan lounge kitchen breakfast room with integrated appliances. Large bay window to front, inner lobby leads to the master bedroom with wardrobes and modern three piece family bathroom with plumbed in shower. Further benefits of impressive frontage with sweeping in and out driveway and parking for residence and guests. Courtyard garden to rear and being offered with vacant possession. It is one we recommend an early appointment to view.



## **ACCOMMODATION**

Approached via personal double glazed entrance door giving access to:

### **OPEN PLAN LOUNGE/KITCHEN**

17' 4" x 12' 4" (5.28m x 3.76m)

#### **LOUNGE AREA**

Tiled floor. Radiator. Large double glazed bay window to front. Flat plastered ceiling with coving.



#### **KITCHEN AREA**

Fitted in a range of modern white units offering cupboards and draw packs to ground and eyelevel with contrasting roll edge work surfaces over. Inset stainless steel single bowl and single drainer sink unit with mixer taps. Inset oven and grill with four ring hob and extractor hood. Space and plumbing for washing machine. Space for freestanding fridge/freezer. Tiled floor. Tiled splashback. Flat plastered ceiling with coving. Breakfast bar with seating for two people.



#### **INNER LOBBY**

Tiled floor. Radiator. Flat plastered ceiling with coving. Panelled doors to all rooms.

#### **BATHROOM**

Fitted in a modern white three piece suite comprising P shaped bath with plumbed in shower over with twin heads and glass screen. Wash hand basin set to vanity unit with mixer taps and close coupled WC. Tiled floor. Tiled walls. Flat plastered ceiling with coving and extractor fan. Heated towel rail. Wall mounted heater.

#### **BEDROOM**

11' 6" x 8' 6" (3.51m x 2.59m) Tiled floor. Radiator. Double glazed window to side. Flat plastered ceiling with coving. Built-in double wardrobe.







GROUND FLOOR



## EXTERNALLY

### PARKING

Property features a large frontage with sweeping in out drive way bordered by boundary. Brick walls with wrought iron inserts and feature flowerbeds. Sufficient parking for each flat and visitors. Paved pathways leading to communal terrace/patio to rear.

Energy performance certificate (EPC)																																			
Flat 2 Maple Grange, 141 Hart Road BENFLEET SS7 3CP	Energy rating	Valid until:	5 July 2034																																
	<b>C</b>	Certificate number:	9608-4484-3002-1903-0296																																
Property type	Ground-floor maisonette																																		
Total floor area	36 square metres																																		
<b>Rules on letting this property</b>																																			
Properties can be let if they have an energy rating from A to E.																																			
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a>																																			
<b>Energy rating and score</b>																																			
This property's energy rating is C. It has the potential to be C.																																			
The graph shows this property's current and potential energy rating. <table border="1"> <tr> <td>Score</td> <td>Energy rating</td> <td>Current</td> <td>Potential</td> </tr> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>74 C</td> <td>74 C</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </table>				Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C	74 C	74 C	55-68	D			39-54	E			21-38	F			1-20	G		
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Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																			
For properties in England and Wales: the average energy rating is D the average energy score is 60																																			



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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 and 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.