



**BROWN & BRAND**



**Troy Court, Essex Way**  
Benfleet, SS7 1LT

- Ground floor 2 bed apartment in luxury development immediate proximity to station & shops
- Fully tiled ensuites to both bedrooms and guest cloakroom
- Open plan lounge /kitchen with appliances
- Private balcony

**Offers In Excess Of £300,000**





## Property Description

Located within immediate proximity to Benfleet mainline railway station and local facilities is this stunning almost new two bedroom ground floor apartment.

The accommodation is spacious and provides two bedrooms both with tiled en suites, separate tiled guest cloakroom and large Open Plan lounge kitchen.

The kitchen is extensively fitted in high-gloss units with numerous integrated appliances and the lounge area has double doors onto its own private terrace/balcony. The block benefits from a substantial communal terrace, Lift to all floors and gated reserved parking bays for residents.

With further benefits of underfloor heating, double glazing, fitted carpets, and being finish to such a high standard viewings are strongly recommended



#### ACCOMMODATION

Approached via communal security entrance door giving access through to:

#### COMMUNAL ENTRANCE

Access to stairs to all floors. Amenity cupboard. Lift giving access to all floors. Personal entrance door giving access through to:

#### ENTRANCE HALL

Carpet with underfloor heating. Wall mounted thermostat control. Flat plastered ceiling with spotlighting. Doors giving access to all rooms



#### CLOAKROOM

Fitted in a white two piece suite comprising close coupled WC and mounted wash hand basin with vanity unit under. Tiling to floor and walls. Underfloor heating. Flat plastered ceiling with spotlights and extractor fan.

#### BEDROOM 1

17' 4" x 9' 5" (5.28m x 2.87m) (Including door recess) Carpet with underfloor heating. Flat plastered ceiling with spotlights. Double glazed window. Door giving access to:

#### ENSUITE

Fitted in a three piece suite comprising walk-in shower cubicle with glass screen and twin head shower close coupled WC and wall mounted wash hand basin with vanity unit. Tiled floor and walls. Underfloor heating. Flat plastered ceiling with spotlights and extractor.

#### BEDROOM 2

17' 2" x 11' 2" (5.23m x 3.4m) (Including door recess) Carpet with underfloor heating. Flat plastered ceiling with spotlights. Double glazed window. Built-in cupboard housing trip switches and underfloor heating valves.

Door giving access to

#### ENSUITE

Fitted in a three-piece suite comprising walk-in shower cubicle with glass screen and twin head shower, close couple WC and wall mounted wash hand basin with vanity unit. Tiled floor and walls. Underfloor heating. Flat plastered ceiling with spotlights and

#### OPEN PLAN LOUNGE/KITCHEN

20' 9" x 14' 9" (6.32m x 4.5m)

#### KITCHEN AREA

Fitted in a range of high-gloss white units to ground and eye level with contrasting worktops over. Inset stainless steel single bowl single drainer sink unit with taps over. Inset oven and grill with four ring hob and extractor over. Freestanding fridge and freezer. Freestanding washing machine and dishwasher. Tiled floor with underfloor heating. Flat plastered ceiling with spotlights. Double glazed window





## LOUNGE AREA

Carpet with underfloor heating. Double glazed window. Flat plastered ceiling. Double glazed doors with side panels giving access to:

## BALCONY/TERRACE

Private area with tiled floor and wrought iron balustrade

## PARKING

Accessed via security remote-controlled wrought iron gates giving access to undercover parking with reserved bay for each resident

## EXTERNALLY

Substantial communal first floor terrace with decking and Privacy screens. Front and flank flower beds. Steps with wrought iron balustrading leading to communal entrance door. Secure bin area and separate bike store.

## SERVICE CHARGES

Lease 199 years from 2021 (share of freehold)

Service charge £1,174 PA

Ground Rent £250 PA

Building insurance £tbc



## Energy performance certificate (EPC)

Flat 2 Troy Court 30-32 Essex Way BENFLEET SS7 1LT	Energy rating <b>B</b>	Valid until: 12 September 2031
Certificate number: 0351-3857-1814-2199-1165		

Property type  
Ground-floor flat

Total floor area  
69 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](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>).

### Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

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

