

# 01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Benfleet Road, Benfleet, SS7 1LY Guide Price £200,000

Guide price £200,000 - £210,000

Horizon Estate Agents are pleased to offer for sale this well presented one bedroom first floor flat, situated in a purpose built block conveniently close to local shops, Hadleigh Town Centre and major transport routes. This property offers a good investment opportunity or a first time purchase. Benefitting from having a lease of 969 years remaining, two allocated parking spaces and communal gardens to rear.

sales@horizonstates.co.uk  
horizonstates.co.uk



rightmove

onTheMarket.com

### **Entrance Hall**

Communal entrance door to communal entrance hall. Stairs to all floors. Personal entrance door to:

### **Hallway**

Smooth plastered ceiling, radiator, feature archway and stained glass windows to:

### **Lounge/Diner**

16'7 x 14'10 (5.05m x 4.52m)

Ornate coved and smooth plastered ceiling, upvc double glazed windows to front aspect, feature fireplace, radiator, wall lighting, power points, carpeted, built in storage cupboard, double opening doors to:

### **Inner hallway**

Coving to plastered ceiling, laminate flooring, Opening to

### **Kitchen**

10'3' x 9'5 (3.12m' x 2.87m)

Smooth plastered ceiling. Double glazed window to side aspect. Range of base and eye level units with tiled working surfaces over. Inset sink drainer. Inset 4 ring electric hob with extractor hood over and electric oven under. Space for washing machine. Space for fridge/freezer. Part tiled walls. Laminate flooring.

### **Bedroom**

11'4' x 10'3 (3.45m' x 3.12m)

Upvc double glazed window to front aspect, coving to smooth plastered ceiling, Power points, Radiator, carpeted, Airing cupboard housing boiler.

### **Bathroom**

Skimmed ceiling with inset spotlights. Four piece suite comprising close coupled w/c, hand wash basin with vanity unit, panelled bath with shower attachment over and walk in shower cubicle with mixer shower. Heated towel rail. Tiled walls. Extractor fan. Tiled floor.

### **Outside of property**

Two allocated parking spaces along with communal gardens.

### **Additional Information**

Tenure: Leasehold

Lease length 969 years approx.

Ground rent £138 per annum

Service charge £2,000 per annum

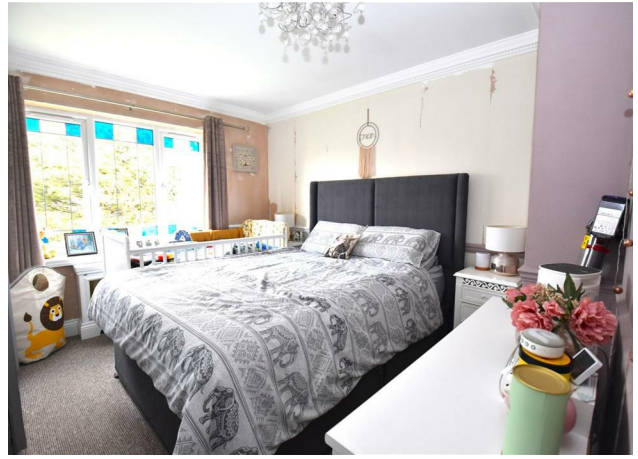
Council: Castle Point Borough Council

Tax Band: C

### **Agents Notes**

We recommend our customers use our panel of Conveyancers. It is your decision whether you choose to deal with our panel of Conveyancers but you are under no obligation to do so. You should know that we would receive a referral fee of £150 per transaction from them for recommending you to them.

Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.



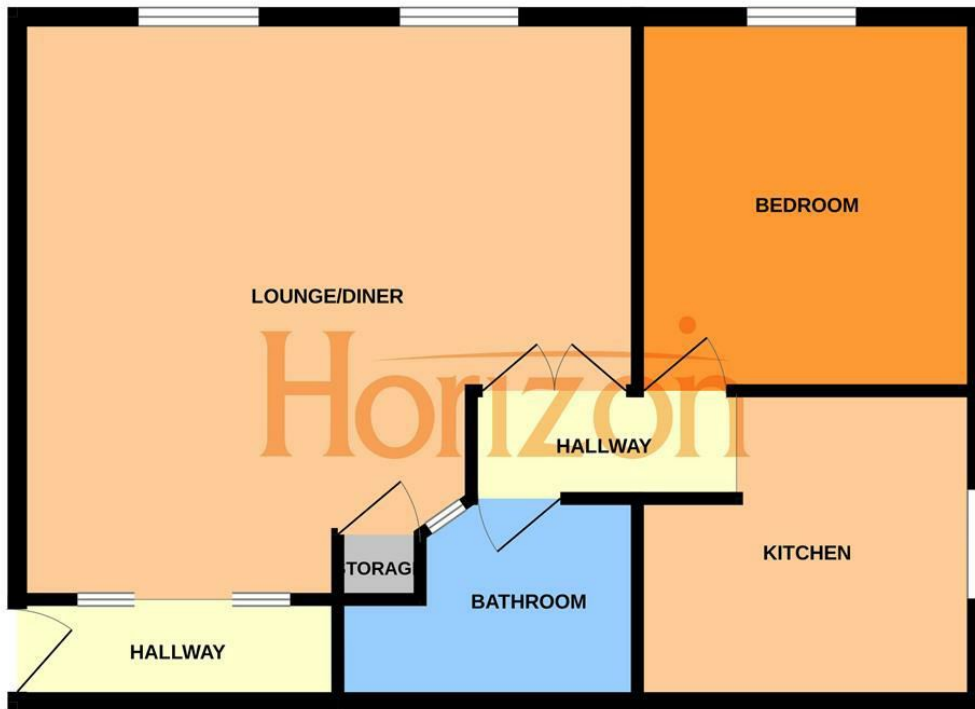
# 01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

# Horizon

your local property experts

GROUND FLOOR  
600 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

sales@horizonstates.co.uk  
horizonstates.co.uk

