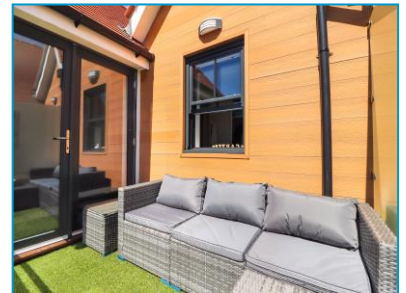




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



High Street, Great Wakering



Morgan Brookes believe - This luxury two bedroom apartment is situated in the heart of Great Wakering, offering an immaculate condition throughout with stunning sash windows, a modern open plan kitchen with integrated appliances, high specification fittings, French doors leading to the private sun terrace & allocated parking, offered with no onward chain sale!

Our Sellers love - The central High St location with it's array of amenities, and the easy access to Shoeburyness Beach & popular Friars Country Park.

Key Features

- No Onward Chain.
- Contemporary First Floor Apartment.
- Two Generous- Sized Bedrooms.
- Immaculate Accommodation Throughout.
- Open Planned Family Room.
- Private Balcony & Allocated Parking.
- Central Great Wakering Location.
- Call Morgan Brookes Today.

**Guide Price £240,000 -
£260,000**

T 01268 755 626 E info@morganbrookes.co.uk A 105 High St | Benfleet | SS7 1ND



morganbrookes.co.uk

High Street, Great Wakering

Entrance

Wood panelled door leading to:

Open Plan Kitchen/Lounge

19' 2" x 17' 9" (5.84m x 5.41m)

Double glazed windows to front aspect, fitted with a range of base & wall mounted units, marble work surfaces incorporating stainless steel sink & drainer, induction hob with extractor fan over, integrated oven, fridge freezer, washing machine and dishwasher, radiators, splash back tiles, smooth ceiling incorporating inset down lights, wooden flooring.

Master Bedroom

13' 5" x 9' 10" (4.09m x 2.99m)

Double glazed window to rear aspect, double glazed French doors to sun terrace, radiator, smooth ceiling, carpet flooring.

Second Bedroom

9' 0" x 5' 9" (2.74m x 1.75m)

Obscure double glazed window to rear aspect, radiator, smooth ceiling incorporating loft access.

Bathroom

6' 5" x 6' 1" (1.95m x 1.85m)

Obscure double glazed window to side aspect, P shaped panelled bath incorporating a raised shower system, shower screen, wash hand basin, low level W/C, extractor fan, part tiled walls, smooth ceiling incorporating inset downlights, tiled flooring.

Sun Terrace

Astro turf, smoked glass privacy screen.

Additional Information

Council Tax Band: B

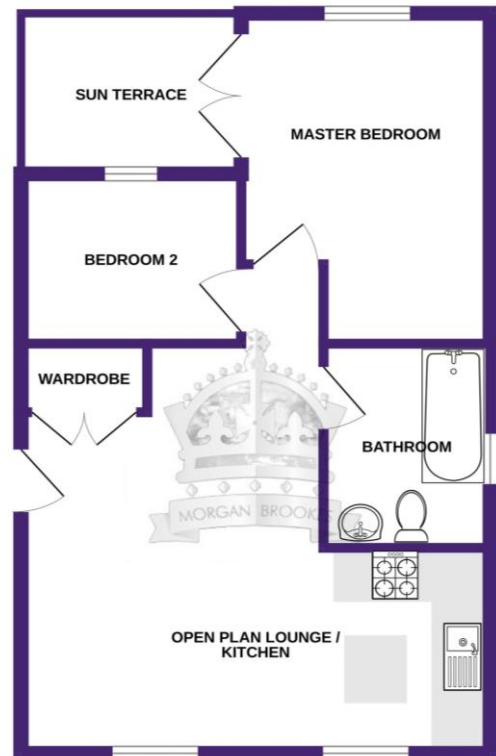
Length Of Lease: 999 (Years Remaining From 2019)

Ground Rent: £0 PA

Ground Rent Reviewed: TBC

Service Charge: £720 PA

Service Charge Reviewed: TBC



Local Authority Information

Rochford District Council

Council Tax Band: B

01268 755626

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**Guide Price £240,000
- £260,000**

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents.

A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.