





# High Street, South Benfleet







Morgan Brookes believe – This fantastic ground floor apartment is located just a stones throw away from Benfleet Mainline Station, offering a range of comfort and convenience!

**Our Sellers love** – The superb location, being within close proximity to local amenities and convenient transport links, including the A13 & Benfleet Mainline Station within a very short walking distance, serving direct trains into the City!

### **Key Features**

- Fantastic High Street Apartment.
- Two Double Bedrooms.
- Modern Kitchen With Integral Appliances.
  - Two Bathrooms Including En-Suite.

- Secure Gated Parking & Communal Gardens.
- RTM With Long Lease.
- Stones Throw From Benfleet Mainline Station.
- No Chain.

### £250,000



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**Communal Entrance** Door leading to:

#### **Communal Entrance Hall** Carpet flooring.

**Private Entrance** Wood panelled door leading to:

#### **Entrance Hall**

**6' 8'' x 2' 11'' (2.03m x 0.89m)** Radiator, smooth ceiling, carpet flooring, opens to:

#### Kitchen/Living Room

#### 21' 11" nt 5' 10" x 16' 0" nt 11' 0" (6.68m x 4.87m)

Living Room: Double glazed window to front aspect, fitted storage cupboard housing consumer unit, radiators, smooth ceiling, carpet flooring, opens to:

**Kitchen**: Fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, four point gas hob with extractor over, integrated oven, integrated dishwasher, integrated fridge freezer, splash back tiling, smooth ceiling, wood effect flooring.

#### **Master Bedroom**

#### 16' 5'' nt 9' 10" x 11' 5" nt 6' 6" (5.00m x 3.48m)

Double glazed window to front aspect, radiator, smooth ceiling, carpet flooring.

#### En-Suite

#### 7' 9" x 5' 9" (2.36m x 1.75m)

Panelled bath, raised shower system, shower screen, extractor fan, wash hand basin, low level W/C, fitted storage cupboard housing combi boiler, tiled walls, tiled flooring.

#### Second Bedroom

#### 12' 0" nt 10' 10" x 9' 10" (3.65m x 2.99m)

Double glazed window to front aspect, radiator, smooth ceiling, carpet flooring.

#### Shower Room

#### 7' 0'' x 5' 0'' (2.13m x 1.52m)

Corner shower cubicle incorporating raised shower system, extractor fan, wash hand basin, low level W/C, tiled walls, tiled flooring.

#### **Communal Garden**

Paved seating area, mainly laid to lawn, shrub & flower beds.

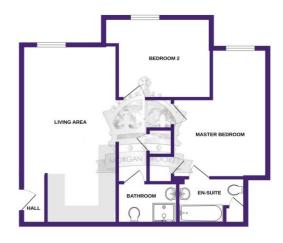
#### Parking

Secure gated car park with allocated parking spot.

#### **Additional Information**

Council Tax Band: C Length Of Lease: 109 Years (Remaining in 2024) Service Charge: £1940 PA Ground Rent: £125 Ground Rent & Service Charge Reviewed: TBC







Local Authority Information Castle Point Borough Council Council Tax Band: C

£250,000

## 01268 755626 morganbrookes.co.uk

#### 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 tille 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.