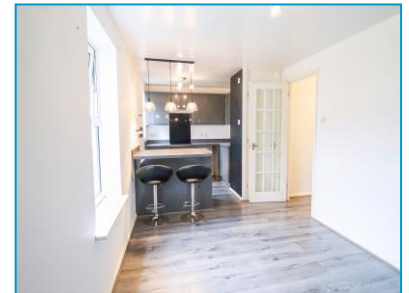




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



London Road, Benfleet



Morgan Brookes believe – This immaculately presented first floor apartment is an ideal purchase for a first time buyer or buy to let investor! The property comprises of a contemporary living room and kitchen including a breakfast bar, one great-sized bedroom, a three piece bathroom suite, allocated and visitor parking.

Our Sellers love – The convenience of the property being positioned within the heart of South Benfleet, within access to the local shops, amenities and transport links!

Key Features

- An Ideal First Time Buyer/Buy To Let Investment.
- An Immaculately Presented Apartment.
- First Floor With One Bedroom.
- Modern Kitchen & Bathroom.
- Allocated & Visitor Parking Available.
- Popular South Benfleet Location.
- Easy Access To Local Shops, Amenities & Transport Links.
- Call Morgan Brookes Today.

**Offers in Excess of
£150,000**



London Road, Benfleet

Communal Entrance

Door leading to:

Communal Entrance Hall

Stairs leading to first floor accommodation.

Private Entrance

Wood panelled door leading to:

Entrance Hall

Radiator, smooth ceiling, wood effect flooring, doors leading to:

Living Area

20' 7" x 9' 2" (6.27m x 2.79m)

Kitchen: 8' 4" x 8' 2" (2.54m x 2.49m)

Double glazed window to side aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, induction hob and integrated oven, space & plumbing for appliances, smooth ceiling incorporating downlights over fitted breakfast bar, wood effect flooring.

Living Room: 12' 2" x 9' 2" (3.71m x 2.79m)

Double glazed window to side aspect, electric storage heater, smooth ceiling, wood effect flooring.

Bedroom

10' 6" x 7' 11" (3.20m x 2.41m)

Double glazed window to front aspect, fitted wardrobe space, electric storage heater, smooth ceiling, wood effect flooring.

Bathroom

6' 5" x 5' 5" (1.95m x 1.65m)

Panelled bath, raised shower system, shower screen, extractor fan, wash hand basin, low level W/C, smooth ceiling, wood effect flooring.

Parking

Allocated & Visitor Parking Available.

Additional Information

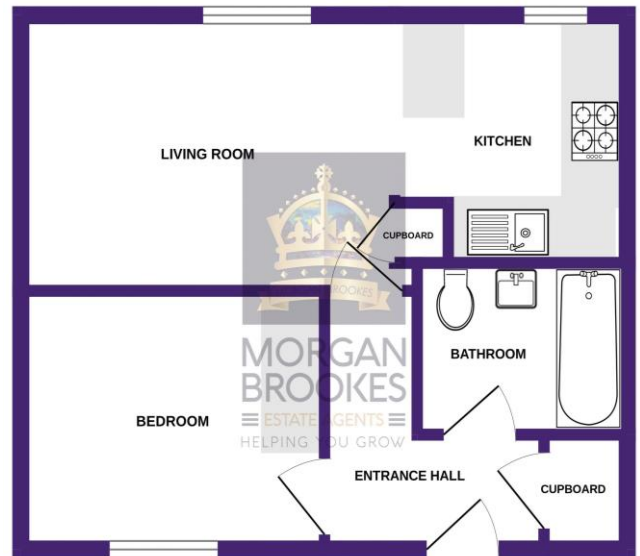
Council Tax Band: B

Length Of Lease: 154 Years

Ground Rent: £1032

Service Charge: £150

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, 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 suitability or efficiency can be given.

Local Authority Information

Castle Point Borough Council

Council Tax Band: B

01268 755626

morganbrookes.co.uk

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£150,000**

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.