



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



London Road, Benfleet



Morgan Brookes believe - This contemporary ground floor apartment is an outstanding opportunity to both first time buyers and buy to let investors or downsizers. Offering a range of comfort and potential, this property comprises of a spacious living room, kitchen, two bedrooms and a three-piece bathroom suite, whilst benefiting from being fully refurbished, ready to enjoy!

Our Sellers love - Enjoying the easy access to local shops, amenities and transport links, with convenient parking options for both residents and guests.

Key Features

- No Onward Chain.
- An Ideal First Time Buyer/Buy To Let Investment.
- Modern Ground Floor Apartment.
- Two Generous-Sized Bedrooms.
- Spacious Living Room & Modern Kitchen.
- Allocated & Visitor Parking Available.
- Popular South Benfleet Location.
- Easy Access To Local Shops, Amenities & Transport Links.

**Offers in Excess of
£175,000**



London Road, Benfleet

Communal Entrance

Stairs leading to first floor accommodation, doors leading to:

Communal Entrance Hall

Stairs leading to first floor accommodation.

Private Entrance

Wood panelled door leading to:

Entrance Hall

Phone entry system, airing cupboard, doors leading to:

Living Room

15' 3" x 8' 2" (4.64m x 2.49m)

Double glazed window to side aspect, electric heater, concrete flooring.

Kitchen

8' 2" x 7' 3" (2.49m x 2.21m)

Double glazed window to side aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, integrated oven, space & plumbing for appliances, splashback tiling.

Master Bedroom

11' 3" x 9' 0" (3.43m x 2.74m)

Double glazed window to side aspect, electric heater, fitted mirror wardrobes, concrete flooring.

Second Bedroom

9' 0" x 7' 4" (2.74m x 2.23m)

Double glazed window to side aspect, electric heater, concrete flooring.

Family Bathroom

Panelled bath with raised shower system, shower screen, extractor fan, wash hand basin, low level W/C, complementary tiles, tiled flooring.

Parking

Allocated & Visitor Parking Available.

Additional Information

Council Tax Band: B

Length Of Lease: 65 Years

Ground Rent & Service Charge: Approx £1,298 PA

Local Authority Information

Castle Point Borough Council

Council Tax Band: B

01268 755626

morganbrookes.co.uk

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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.