



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



High Street, Benfleet



Morgan Brookes believe - This two bedroom apartment in the ever popular Hoymans Wharf is in the perfect position within the Benfleet Conservation area and a very short distance to Benfleet Main Line Station with trains into London Fenchurch Street.

Key Features

- Available Now.
- Second Floor Apartment.
- Two Double Bedrooms.
- Secure Video Entry System & Gated Parking
- Modern Kitchen & Bathroom.
- Close To Local Shops & Benfleet Main Line Station.
- Household Income: £32,900.00+ Per Annum Required For Affordability

**Monthly Rental Of
£1,200**

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morganbrookes.co.uk

High Street, Benfleet

Communal Entrance

Wood panelled door with secure video entry system leading to:

Communal Hall

Double glazed window to front aspect, stairs to first floor accommodation, carpet flooring.

Entrance

Wood panelled door leading to:

Hall

13' 11" x 4' 8" (4.24m x 1.42m)

Smooth ceiling, carpet flooring, door leading to:

Living Room

15' 3" x 12' 1" (4.64m x 3.68m)

Double glazed window to side aspect, storage heater, smooth ceiling, carpet flooring, leading to:

Kitchen

12' 4" x 8' 2" (3.76m 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, electric hob with extractor fan over, fitted oven, integrated fridge/freezer, dish washer, washing machine, smooth ceiling incorporating inset down lights, wood effect flooring.

Master Bedroom

11' 0" x 9' 10" (3.35m x 2.99m)

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

Second Bedroom

10' 7" x 9' 10" (3.22m x 2.99m)

Double glazed window to side aspect, storage heater, carpet flooring.

Bathroom

8' 6" x 6' 11" (2.59m x 2.11m)

Double glazed obscure window to front aspect, panelled bath with raised shower system over, pedestal hand basin, low level W/C, tiled walls, extractor fan, smooth ceiling incorporating inset down lights, wood effect flooring.

Communal Garden

Landscaped gardens, paved communal seating area, mainly laid to shingle.

Communal Parking

Secure gated underground parking area with allocated parking space for one vehicle.

Additional Information

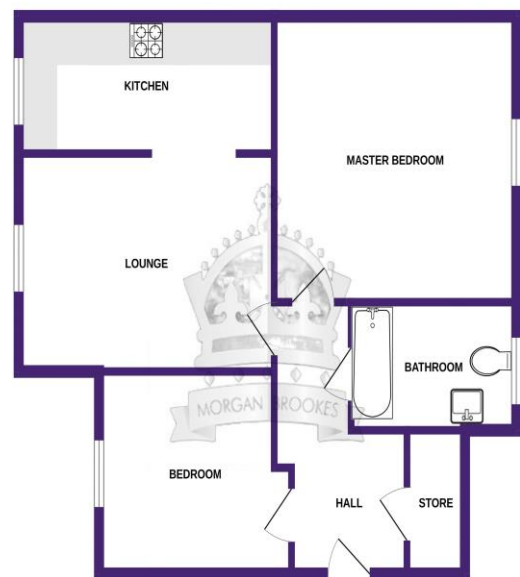
Rent: £1200.00 PCM

Deposit: £1,384.62

Minimum Tenancy Length: 6 Months

Available Now!

GROUND FLOOR



MORGAN BROOKES

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, window, doors and any other thing are approximate and no responsibility is taken for any error or omission in the description. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency on the day.

Made with Morgan 1000

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.