



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## High Road, Benfleet



**Morgan Brookes believe** - This modern one bedroom first-floor apartment is perfect for commuters. Offering an open-plan living room & kitchen with Juliet balconies, a sleek three-piece bathroom suite, and allocated parking. Enjoy the communal garden and the convenience of being just steps from Benfleet Station, with easy access to local shops, amenities, and transport links.

### Key Features

- Available From November!
- Modern First Floor Apartment.
- Open Planned Living Room/Kitchen with a Juliette Balcony.
- Three-Piece Bathroom Suite.
- Allocate Parking For One Vehicle.
- Communal Garden.
- 0.6 Miles Away From Benfleet Station.
- Easy Access To Local Shops, Amenities & Transport Links.

**Monthly Rental Of  
£1,000**

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[morganbrookes.co.uk](http://morganbrookes.co.uk)

# High Road, Benfleet

## Communal Entrance

Double glazed panelled door leading to:

## Communal Hallway

Carpet Flooring, stairs leading to:

## Private Entrance

Panelled door, carpet flooring, door leading to:

## Private Hallway

7' 7" x 3' 5" (2.31m x 1.04m)

Carpet flooring, smooth ceiling, door leading to:

## Bedroom

13' 7" x 9' 2" (4.14m x 2.79m)

Carpet flooring, smooth ceiling, juliet balcony to rear aspect, radiator.

## Bathroom

6' 6" x 5' 7" (1.98m x 1.70m)

Laminate flooring, smooth ceiling, hand basin, low level w/c, panelled bath with shower system over.

## Kitchen / Living Room

20' 0" x 10' 10" (6.09m x 3.30m)

Living Room: Carpet flooring, smooth ceiling, radiator, juliet balcony to rear aspect, combi boiler, thermostat. Kitchen: Wood effect flooring, smooth ceiling, roll top work surfaces, splash back tiles, 4 point gas hob with extractor, integrated oven, space for plumbing and appliances, washing machine, fitted with a range of wall & base units, sink & drainer,

## Additional Information

Rent: £1000 PCM

Deposit: £1,153.85

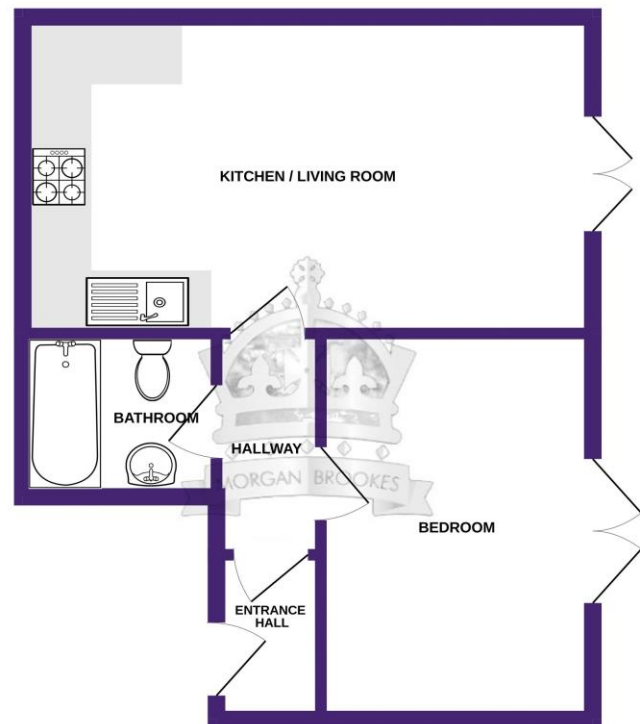
Holding Deposit: £230.77

Tenancy Length: Minimum 6 Months

EPC Rating: C

Available: November

GROUND FLOOR



MORGAN BROOKES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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 operability or efficiency can be given.  
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## Local Authority Information

Castle Point Borough Council

Council Tax Band: B

01268 755626

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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.