



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



High Street, Benfleet



Morgan Brookes believe – This desirably located first-floor apartment, set within the South Benfleet Conservation Area, offers beautiful estuary views and an ideal position next to Benfleet Mainline Station, making it perfect for commuters. The home features two double bedrooms, a spacious open planned family room with kitchen, and modern interiors throughout. A rare opportunity to enjoy character, comfort, and convenience in one of Benfleet's most sought-after locations.

Key Features

- Available From November.
- Desirably Located First Floor Apartment.
- Two Double Bedrooms.
- Open Planned Family Room with Kitchen.
- Beautiful Estuary Views.
- South Benfleet Conservation Area.
- Next to Benfleet Mainline Station.
- Household Income: £34,400.00+ Per Annum Required For Affordability

**Monthly Rental Of
£1,250**

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morganbrookes.co.uk

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Entrance

Paneled door leading to:

Entrance Hallway

Gas and electric meters, wood effect flooring, carpeted stairs leading to first floor accommodation.

Open Planned Living Area & Kitchen

14' 9" (5' 1") x 21' 6" nt 15' 4" (4.49m x 6.55m)

Living area. Double glazed windows to front aspect, feature fireplace, radiator, coving to a smooth ceiling, wood effect flooring, opening to kitchen area.

Kitchen Area

A range of base & wall mounted units, roll top work surfaces incorporating four point electric hob, integrated oven, stainless steel sink & drainer with mixer tap and splash back tiles, smooth ceiling, integrated fridge freezer, cushion flooring.

Master Bedroom

12' 11" x 12' 8" (3.93m x 3.86m)

Access via the lounge area, Double glazed windows to front and side aspect, radiator, coving to a smooth ceiling, wood effect flooring.

Second Bedroom

9' 6" x 8' 10" (2.89m x 2.69m)

Double glazed window to rear aspect, fitted shelving, coving to a smooth ceiling, carpet flooring.

Bathroom

8' 6" x 4' 0" (2.59m x 1.22m)

Glazed window to side aspect, tiled double shower cubicle, wash hand basin, low level W/C, space & plumbing for appliance, cupboard housing boiler, part tiled walls, smooth ceiling, cushion flooring.

Additional Information

Rent: £1250.00 PCM

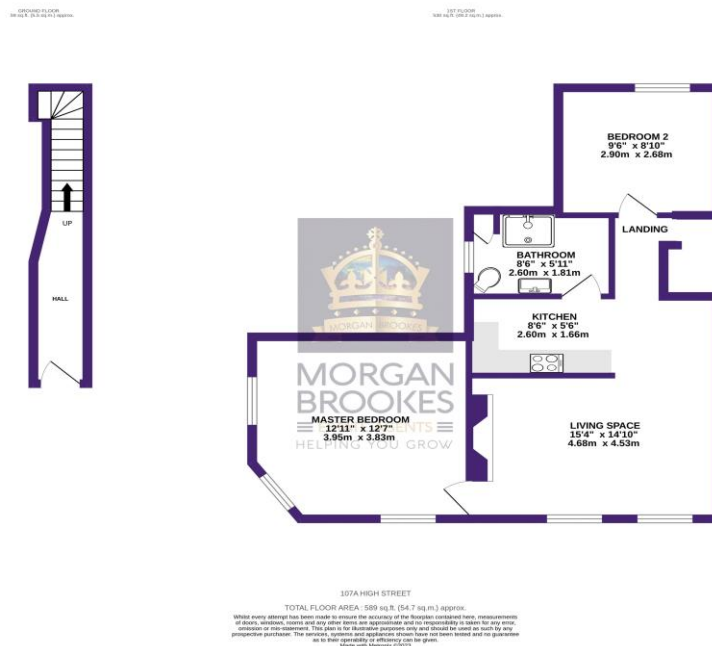
Deposit: £1442.31

Holding Deposit: £288.46

Tenancy Length: Minimum 6 Months

EPC Rating: D

Available: From November



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.