

COUNTRYSIDE

ESTATES



62 Wilkinson Drop, Oak Road South, Benfleet, SS7 2BG

£1,150 PCM

TO LET - A spacious, modern apartment set within the popular Wilkinson Drop development a stones throw from Hadleigh High Street and shopping facilities. Offering a generous size lounge with attractive views, a modern kitchen, two good size bedrooms with built in wardrobes to master and a four piece bathroom suite. The complex has a secure entry system, CCTV, bike Store, allocated & visitors parking, well maintained gardens plus water rates are included! Available from late July!

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Communal Entrance Hall \

Entry phone system, stairs leading to third floor with private solid wood entrance door opening to:

Spacious L-Shaped Reception Hall \

Fitted carpet, smooth plastered and coved ceiling with inset spot lights, loft access hatch - please note the loft is not included within the letting and is just there for access, contemporary style glass panel heater, good size storage cupboard with modern consumer unit, security entry phone system, door opening to good size airing cupboard housing hot water cylinder and shelving. Doors to accommodation off.

Lounge - Kitchen 20'2 x 11'5 (6.15m x 3.48m) \

Good size reception room having fitted carpet, smooth plastered and coved ceiling with inset spot lights, uPVC double glazed window to side with southerly aspect towards the Thames Estuary, contemporary style glass panel heater. Towards the front of the property is open plan to:

Kitchen \

Having range of modern base and eye level units, timber effect roll edge work surfaces with inset stainless steel sink and drainer unit with contemporary style mixer tap, brushed steel electric double oven with halogen hob above, brushed steel extractor over with brushed steel back plate, space for fridge/freezer and integrated washing machine, solid oak flooring, under cupboard spot lighting, smooth plastered ceiling with inset spot lights, uPVC double glazed window to front affording views over the Thames Estuary and over surrounding roof tops towards Southend and beyond.

Bedroom One 14'5 max x 10'11 max (4.39m x 3.33m) \

Excellent size main bedroom having uPVC double glazed window to front with superb views towards the Thames Estuary and over surrounding rooftops towards Westcliff and Southend. Fitted carpet, television point, range of good size wardrobes, smooth plastered and coved ceiling, contemporary style glass panel heater.

Bedroom Two 11'5 x 7'5 (3.48m x 2.26m) \

Ample size second bedroom having fitted carpet, uPVC double glazed window to side with south facing views over surrounding rooftops towards the Thames Estuary, contemporary style glass panel heater, smooth plastered ceiling.

Bathroom \

Good quality four piece suite comprising recessed shower cubicle with plastic mouldings with chrome mixer tap and shower attachment, panelled bath, wall hung wash basin, concealed cistern WC with display shelf above, vinyl flooring, half tiled walls with glass mosaics, smooth plastered ceiling, extractor fan, inset spot lights.

Information \

The complex has a secure entry system, CCTV, bike Store, allocated & visitors parking, well maintained gardens plus water rates are included within the rent!

EPC Band C / Council Tax Band B / No Pets Allowed As Per Lease / Full Referencing Required /

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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