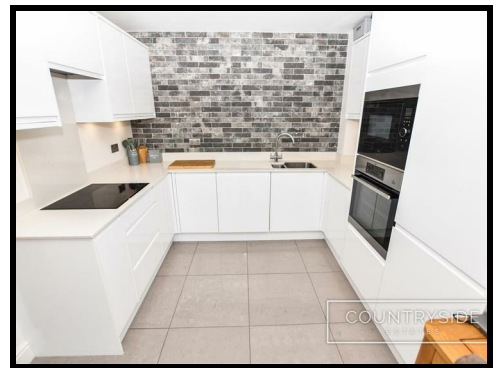


COUNTRYSIDE

ESTATES



Flat 8 Highgrove High Road, Benfleet, SS7 5LA

Offers In Excess Of £260,000 Leasehold

BUILT IN 2018 THIS FIRST FLOOR TWO BEDROOM FLAT offers luxury living with just a short walk from Benfleet Station and just a stones throw from Benfleet High Road shopping facilities. This immaculate property comprises of a spacious lounge / kitchen, two well kept bedrooms and a modern bathroom suite. Existing NHBC building warranty.

This property comes with an allocated parking space and access to the communal gardens and courtyard.

This property is offered with NO ONWARD CHAIN

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Entrance Hall



Carpet, smooth plastered ceiling, spotlights, secure video entry phone system, radiator, power points and large storage cupboard.

Lounge / Kitchen 22'5" x 10'5" (3.84m reducing to 3.10m x 3.23m)

Double glazed French doors to Juliet balcony to front aspect, tiled flooring, smooth plastered ceiling, spotlights, base and eye level units with Quartz worktops. Inset one and a half sink / drainer. Integrated AEG appliances comprising of an induction hob with extractor fan over, microwave, oven/grill, fridge freezer, washer / dryer, and combi boiler. Radiator and power points.



Bedroom 1 12'7" reducing to 10'2" x 10'7"



Double glazed French doors to Juliet balcony to front aspect, shutters, carpet, smooth plastered ceiling, spotlights, integrated wardrobes, radiator, power points.

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Bedroom 2 7'11" x 7'4" (2.41m x 2.24m)



Communal Hallway



Double glazed window to front aspect, carpet, smooth plastered ceiling, spotlights, integrated wardrobes, radiator, power points.

Bathroom 7'5" x 5'9" (2.26m x 1.75m)



Lift and stairs to first floor flat.

Lease Remaining
143 years remaining

Service Charge
APPROX £1,000 Per Annum

Ground Rent
£120 Per Annum

Council Tax
Band C



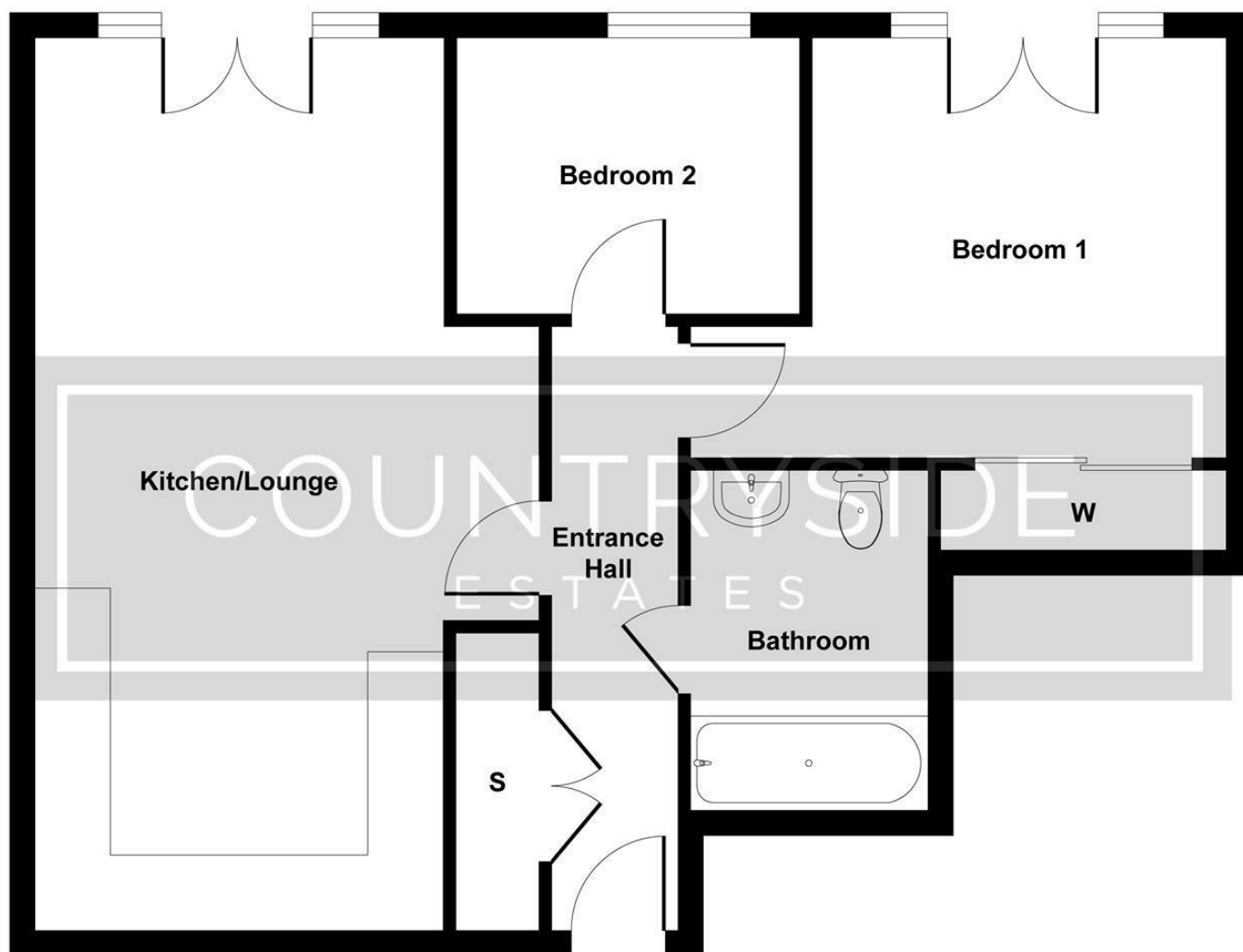
Tiled flooring and fully tiled walls, smooth plastered ceiling, spotlights, vanity unit with inset sink and chrome mixer tap, tiled bath with chrome mixer tap, waterfall and handheld chrome shower head, chrome heated towel rail, concealed cistern W.C, shaver point.

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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Floor Plan

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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