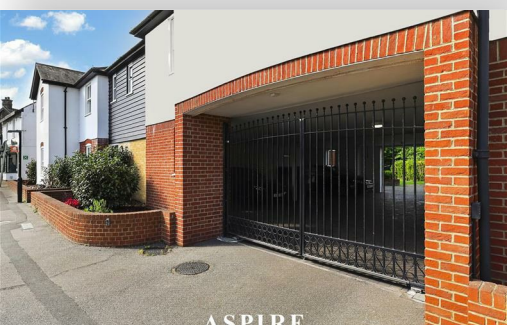


To arrange a viewing contact us  
today on 01268 777400



## 74 High Street, Benfleet £1,400 Per month

Aspire are delighted to offer for let this recently redecorated two-bedroom purpose-built apartment, complete with brand new carpets throughout, located at Ross Wharf, 74 High Street, Benfleet, Essex, SS7 1BZ.

This stylish home features a modern open-plan layout with a fully fitted kitchen and spacious lounge area, ideal for comfortable, contemporary living and entertaining. The master bedroom benefits from a newly fitted en-suite bathroom, complemented by a separate newly installed shower room, both finished to a high standard.

Ideally positioned in the heart of Benfleet High Street, the property offers immediate access to a variety of local shops, cafés, and everyday amenities. Excellent transport links are close by, with the C2C rail line available from Benfleet railway station, providing direct connections into London, making it perfect for commuters.

Additional benefits include an allocated parking space, secure entry system, and a well-maintained building, offering both convenience and peace of mind.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

## **FRONT**

Front communal entrance door with a security entrance buzzer system leading into a communal hallway, with stairs leading up to first floor accommodation.

## **HALLWAY**

Entrance door leading to hall passageway opening into:

## **LOUNGE AREA**

16'01 x 11'01 (4.90m x 3.38m)

Double glazed window to front. Fully carpeted flooring. Wall fitted telephone security entrance system. Radiator. Open plan to:

## **KITCHEN AREA**

9'10 x 7'12 (3.00m x 2.13m)

A range of base and eye level units with a single drainer stainless steel sink with mixer tap inset to a work top. Fitted gas ring hob with extractor over and electric oven below. Integrated washing machine, fridge/ freezer and a slim line dish washer. Tiled splash backs, inset ceiling spot lights. Vinyl flooring.

## **INNER HALLWAY**

Open plan from lounge area with a built in cupboard., Doors leading to :

## **SHOWER ROOM**

Suite comprises of a separate shower cubicle and a wall fitted shower, a pedestal wash had basin with mixer tap and low level wc.. Tiled splash backs and tiled flooring. Heated towel radiator. Inset ceiling spot lights.

## **BEDROOM ONE**

15'08 x 11'08 narr to 6'08 (4.78m x 3.56m narr to 2.03m)

Double glazed window to front. Built in storage cupboard. Wall fitted mirror. Fully fitted carpet. Radiator. Door leading to:

## **EN-SUITE BATHROOM**

A white bathroom suite comprises of: paneled bath with mixer tap and shower over, a pedestal wash had basin with mixer tap and low level wc. Tiled splash backs and tiled flooring. Built in cupboard housing combination boiler. Heated towel radiator. Inset ceiling spot lights.

## **BEDROOM TWO**

10'10 x 8'11 (3.30m x 2.72m)

Double glazed window to front. Fitted wardrobe. A freestanding chest of drawers. Fully fitted carpet. Radiator.

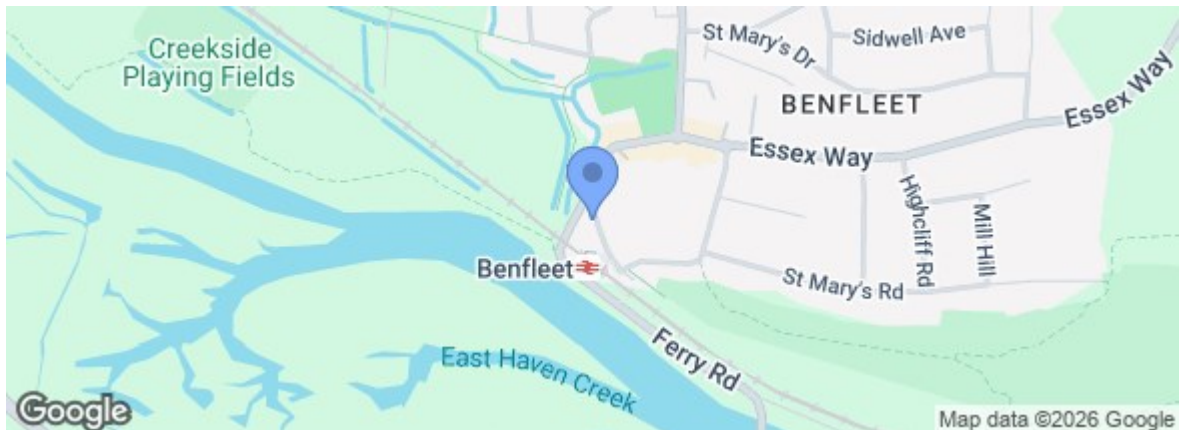
## **PARKING**

Beneath front arch allocated parking for one vehicle only



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		81	81
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		85	86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.