



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Kents Hill Road, Benfleet



Morgan Brookes believe – This two bedroom first floor flat would make an ideal home for professionals or a small family. The property offers good size accommodation comprising a bay-fronted living/dining room, fitted kitchen/breakfast room, two bedrooms (master with balcony access) and a family bathroom, with the added benefit of a share of the communal garden.

Key Features

- Available Now!
- Spacious First Floor Apartment.
- Two Bedrooms.
- Large Living / Dining Room.
- Private Balcony & Garden.
- Close To Benfleet High Road.
- 1.0 Mile to Benfleet Train Station.
- Household Income: £32,900.00+ Per Annum Required For Affordability

**Monthly Rental Of
£1,200**

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morganbrookes.co.uk

Kents Hill Road, Benfleet

Communal Entrance & Hallway

Double glazed panelled door leading to communal hallway, stairs leading to:

Private Entrance

Glazed panelled door leading to:

Entrance Hallway

28' 0" x 4' 8" narrowing to 2' 5" (8.53m x 1.42m)

Radiator, carpet flooring, doors leading to:

Living / Dining Room

14' 0" x 12' 0" (4.26m x 3.65m)

Double glazed bay window to front aspect, radiator, smooth ceiling, carpet flooring.

Kitchen / Breakfast Room

12' 11" x 6' 5" (3.93m x 1.95m)

Double glazed window to side aspect, fitted with a range of base and wall mounted units, roll top work surfaces incorporating stainless steel sink and drainer, free standing electric oven with extractor over, washing machine and fridge / freezer to remain, radiator, splash back tiling, vinyl flooring.

Master Bedroom

11' 7" x 11' 9" (3.53m x 3.58m)

Double glazed door leading to balcony, radiator, built in storage cupboard, carpet flooring.

Second Bedroom

10' 10" x 6' 5" (3.30m x 1.95m)

Double glazed window to side aspect, radiator, carpet flooring.

Bathroom

7' 0" x 5' 10" (2.13m x 1.78m)

Obscure double glazed window to rear aspect, panelled bath, pedestal wash hand basin, low level W/C, splash back tiling, tile effect flooring.

Balcony

Wooden balustrades, stairs leading down to:

Garden

Mainly laid to lawn.

Additional Information

Deposit £1,384.62

Holding Deposit £276.92

Included bills/services: None

Additional Charges: None

Services Connected: Gas, electricity, Water, Mains Drainage

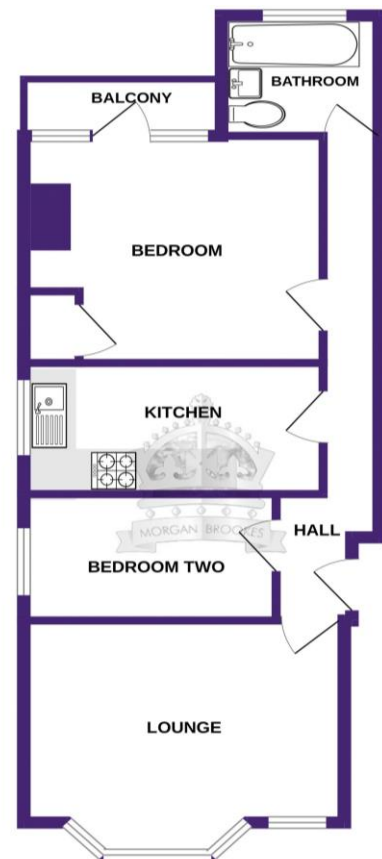
Heating type: Gas central heating

Broadband Availability: Standard / Superfast / Ultrafast broadband available

Tenancy Type: Assured Periodic Tenancy

EPC Rating: E

Restrictions: No smoking permitted inside the property.



Local Authority Information

Castle Point Borough Council

Council Tax Band: B

Sales | Lettings | Property Management
01268 755626 morganbrookes.co.uk

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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.