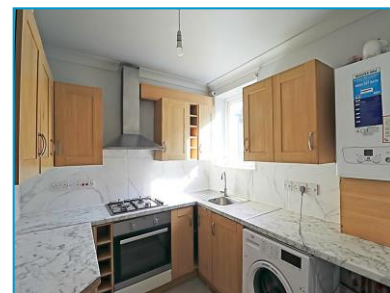




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



High Road, Benfleet



Morgan Brookes believes - This two double bedroom split level maisonette is ideally positioned just 0.6 miles from Benfleet mainline station, close to local shops and amenities. Benefiting from a private entrance, separate living room, fitted kitchen and an en-suite to each bedroom, this property is ideal for commuters.

Key Features

- Available Now!
- Split Level First Floor Maisonette.
- Two Double Bedrooms
- Two En-Suites
- One Off Street Parking Space.
- 0.6 Miles to Benfleet Mainline Station.
- Easy Access To Local Shops, Amenities & Transport Links.
- Household Income: £29,900.00+ Per Annum Required For Affordability

**Monthly Rental Of
£1,100**

T 01268 755 626 E info@morganbrookes.co.uk A 105 High St | Benfleet | SS7 1ND



morganbrookes.co.uk

High Road, Benfleet

Private Entrance

Panelled door leading to, carpet stairs leading to first floor.

Hallway

Under-stairs storage cupboard, carpet stairs leading to second floor, laminate flooring,

Bedroom Two

12' 3" x 8' 7" (3.73m x 2.61m)

Laminate flooring, coving to smooth ceiling, double glazed window to side aspect, door leading to:

En-Suite

4' 8" x 4' 3" (1.42m x 1.29m)

Tiled flooring & walls, vanity wash hand basin with mixer tap, low level WC, corner shower cubicle, heated towel rail, extractor.

Kitchen

8' 6" x 7' 5" (2.59m x 2.26m)

Tiled flooring, splashback tiles, coving to smooth ceiling, fitted with a range of base & wall mounted units with under-unit lighting, roll top work surfaces incorporating stainless steel sink & drainer, four point gas hob with extractor over, electric oven, boiler, washing machine, radiator, double glazed window to side aspect, space for plumbing & appliances.

Living Room

11' 7" x 10' 7" (3.53m x 3.22m)

Laminate flooring, coved ceiling, radiator, doubled glazed window to front aspect.

Landing

Carpet flooring, door leading to:

Master Bedroom

13' 4" x 11' 8" (4.06m x 3.55m)

Laminate flooring, two radiators, eaves storage, two double glazed window to side aspect, double glazed window to front aspect, door leading to:

En-Suite

Tiled flooring & walls, vanity wash hand basin with mixer tap, wall mounted vanity unit, panelled bath with shower system over, heated towel rail, extractor fan.

Parking

One off street parking space.

Additional Information

Deposit £1,269.23

Holding Deposit £253.85

Included bills/services: None

Additional Charges: None

Services Connected: Gas, electricity, Water, Mains Drainage

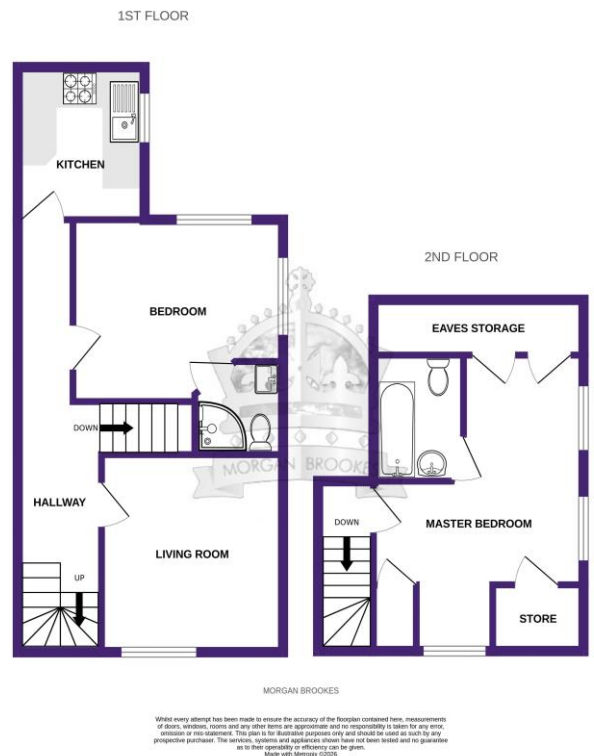
Heating type: Gas central heating

Broadband Availability: Standard / Superfast / Ultrafast

Tenancy Type: Assured Periodic Tenancy

EPC Rating: D

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

Monthly Rental Of
£1,100

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.