

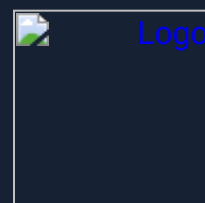
FOR SALE

0 Sq M



SAXON HOUSE

- Stylish and Modern Throughout
- Two double Bedrooms
- Under a mile from Virgin Active Gym
- 15-20 Minutes From Benfleet Train Station
- Balcony area
- Allocated Parking



FLAT 4, SAXON HOUSE, 174 KILN ROAD, BENFLEET, ESSEX, SS7 1FT

William Ross are delighted to introduce this modern first floor two - bedroom apartment, located just moments from Hadleigh Park.

Guide price £280,000 - £290,000

Situated in the popular Kiln Road area of Benfleet, this property provides easy access to local amenities, including shops and schools, as well as excellent transport links, with the A13 just a short drive away, ideal for commuters.

A stylish, modern kitchen forms the heart of the living area, complete with quartz worktops, high-quality integrated appliances and sleek cabinetry and breakfast bar.

There are two well-proportioned bedrooms, both presented to an excellent standard with built in wardrobes in both. The luxury contemporary shower room is finished with high-quality fittings.

A standout feature is a south-facing balcony accessed from the lounge area with ample space for a bistro table and chairs. Allocated parking for one car and access to bike shed.

- Hall 18'5 x 3'10
- Shower 8'4 x 4'11
- Lounge 18'9 x 15'11
- Balcony 8'1 x 7'9
- Bed 1 12'2 x 11'8
- Bed 2 11'10 x 11'8

Property Disclaimer

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through William Ross Property Services. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Location

Frequent bus services running directly along the road.
A major commuter rail station (Benfleet) offering fast London access.
Good road links to the A13, A127, and A130.

Accommodation

TOTAL	0	0
-------	---	---

Service Charge

Yearly service charge is £1689 which includes:

- Management Fees
- S/C Account Fee
- Health & Safety Inspection
- Electrical Inspection
- Fire Door Inspection
- Electric
- Communal Window Cleaning
- Cleaning & Gardening
- General Repairs
- Fire Equipment Service
- Project Works
- Building Insurance
- Director & Office Insurance
- Reserve Fund

Legal Costs

Each Side Covers Own Legal Costs

