

***To arrange a viewing contact us  
today on 01268 777400***



## **London Road, Benfleet Asking price £210,000**

This well-presented first-floor flat is perfect for first-time buyers or investors. The property benefits from an allocated parking space, visitor parking, and secure entry via an intercom system. Inside, you'll find two generously sized bedrooms with ample storage, a bright and spacious lounge perfect for relaxing or entertaining, and a well-equipped kitchen with plenty of cupboard space. The bathroom is more than accommodating, offering the perfect place to unwind with a soak in the tub after a long day.

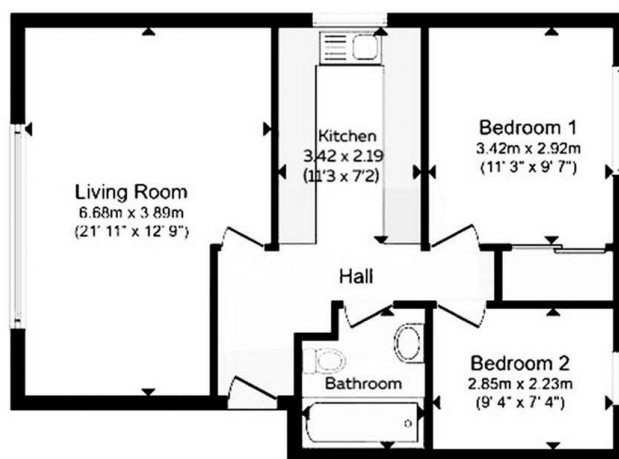
Located in the heart of Benfleet, this home is within a mile of a variety of shops, restaurants, and bars. For commuters, Benfleet train station is just 2.2 miles away, offering direct links to London, while excellent road connections via the A127 and A13 make travel easy. The area also boasts charming local shops, parks, and green spaces, making it an ideal place to enjoy weekends with family and friends.

Don't miss this fantastic opportunity—schedule a viewing today!

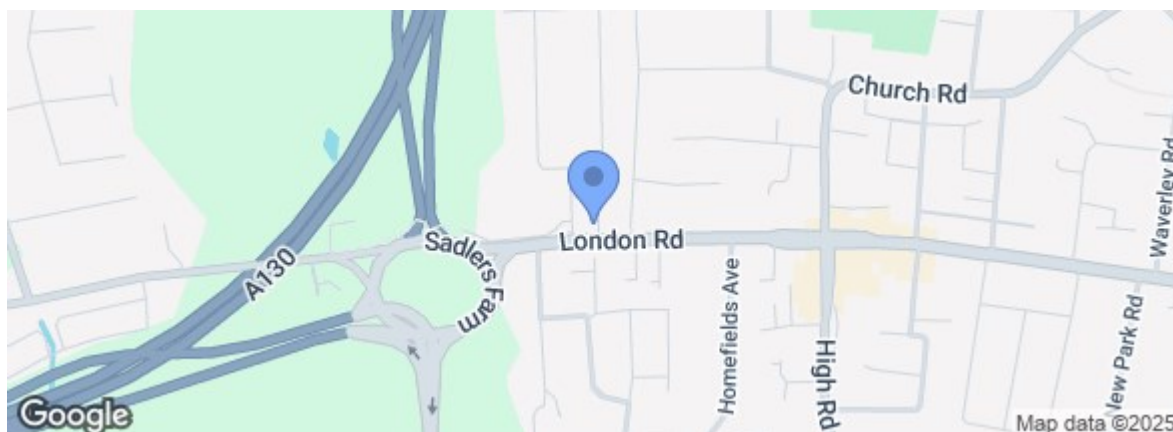
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) 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.