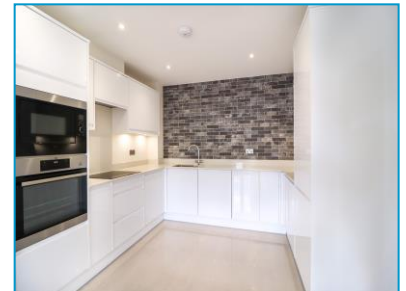




**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## High Road, Benfleet



**Morgan Brookes believe** - Available straight away is this luxury two bedroom apartment! Immaculate throughout with a bright & airy open plan design, high specification kitchen, four piece bathroom suite, allocated parking & just a stones throw from Benfleet High Road & Mainline Station.

### Key Features

- Luxury Apartment.
- Modern Throughout.
- Two Bedrooms.
- Bright & Airy Open Plan Design.
- High Specification Kitchen.
- Four Piece Bathroom Suite.
- Allocated Off-Street Parking.
- Central Location of Benfleet High Rd.
- Call Morgan Brookes Today.

**Monthly Rental Of  
£1,300**

T 01268 755 626 E [info@morganbrookes.co.uk](mailto:info@morganbrookes.co.uk) A 105 High St | Benfleet | SS7 1ND



[morganbrookes.co.uk](http://morganbrookes.co.uk)

# High Road, Benfleet

## Entrance

Wood paneled door leading to:

## Entrance Hallway

Storage cupboard, radiator, smooth ceiling incorporating inset down lights, wood effect flooring, doors leading to:

## Open Plan Living Room/Kitchen

10' 10" x 22' 5" (3.30m x 6.83m)

Double glazed French door leading to Juliette balcony, radiator, smooth ceiling incorporating inset down lights, porcelain tile flooring.

## Kitchen Area

A range of base & wall mounted units, Quartz work surfaces incorporating sink & drainer, electric hob with extractor fan over, integrated cooker, fridge freezer, dishwasher & microwave, smooth ceiling incorporating inset down lights.

## Master Bedroom

13' 9" x 9' 8" (4.19m x 2.94m)

Double glazed French door leading to Juliette balcony, built in wardrobes, smooth ceiling incorporating inset down lights & loft access, carpet flooring.

## Bathroom

9' 6" x 6' 5" (2.89m x 1.95m)

Wash hand basin, heated towel rail, paneled bath, double shower cubicle incorporating raised shower system, low level W/C, tiled walls, smooth ceiling incorporating inset down lights, tiled flooring incorporating under floor heating.

## Second Bedroom

12' 11" x 7' 6" (3.93m x 2.28m)

Double glazed window to front aspect, radiator, smooth ceiling incorporating inset down lights, carpet flooring.

## Parking

Allocated parking, under cover.

## Additional Information

Rent: £1300.00 PCM

Deposit: £1500.00

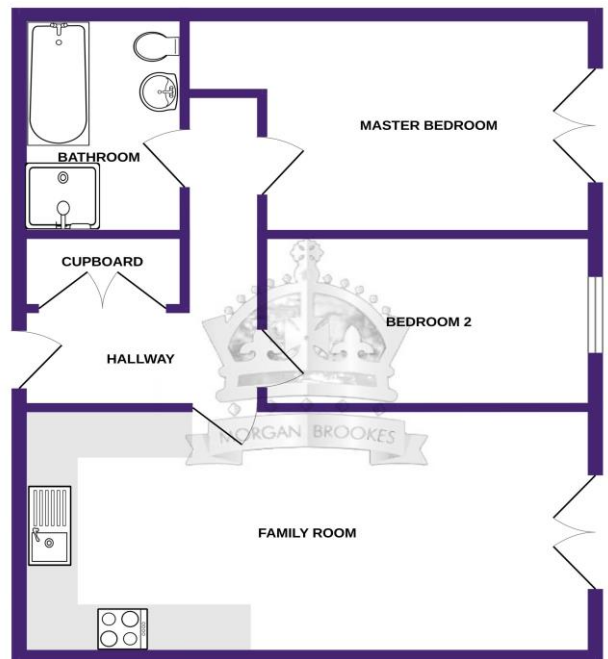
Holding Deposit: £300.00

Tenancy Length: Minimum 6 Months

EPC Rating: B

Available: From May.

1ST FLOOR



## Local Authority Information

Castle Point Borough Council

Council Tax Band: C

Sales | Lettings | Property Management  
01268 755626 [morganbrookes.co.uk](http://morganbrookes.co.uk)

Monthly Rental Of  
£1,300

### 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.