



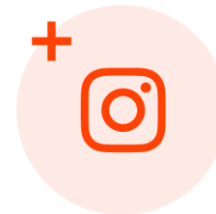
High Road, South Benfleet, Benfleet, Essex, SS7 5HA
2 bedroom maisonette / £230,000 / t. 01702 555888

amos

A rare opportunity to purchase this spacious, well-presented **two bedroom** maisonette set over two floors, situated in the heart of South Benfleet. Offering large lounge/diner, well fitted kitchen, generous size bedrooms and a three piece bathroom suite together with allocated parking space. Also benefiting from minimal annual charges.

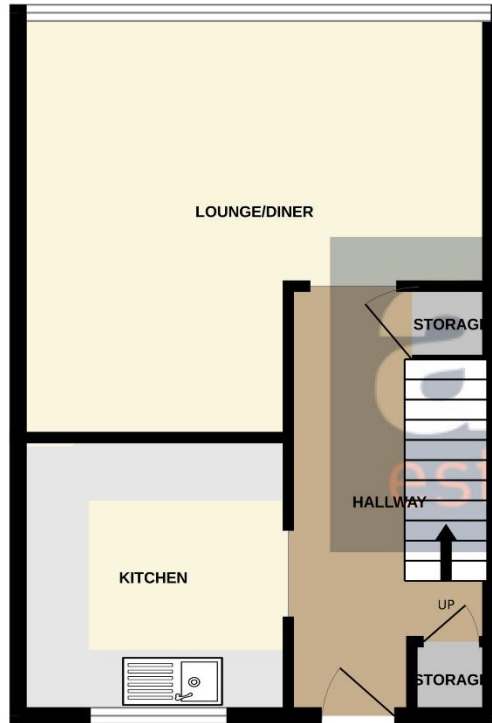
Situated in this great location with local shops, amenities and bus routes on hand whilst also being a short distance from major trunk roads and Benfleet mainline station with direct links into London Fenchurch Street. Excellent local schools can also be found nearby, the property being within the South Benfleet Primary and Appleton school catchments. Viewings advised.

Find us on

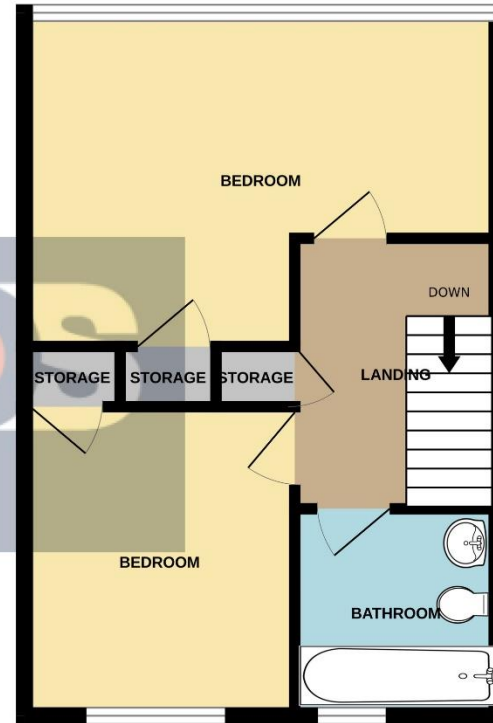


**A space to
call home.**

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Highlights

- \ **Bright & Spacious Two Bedroom First Floor Maisonette**
- \ **Well Presented**
- \ **Attractive Outlook Over Surrounding Area**
- \ **Large Lounge/Diner**
- \ **Well Fitted Kitchen**
- \ **Generous Size Bedrooms**
- \ **Full Fibre Broadband**
- \ **Allocated Parking**
- \ **Low Annual Charges**
- \ **South Benfleet Location**
- \ **Close To Benfleet Station**
- \ **Excellent School Catchments**
- \ **Local Shops & Amenities On Hand**
- \ **EPC Rating - D**
- \ **Council Tax Band - B**





White composite front door with obscure glazed inserts opening to entrance hall.

**Entrance Hall **

Laminate flooring, smooth plastered walls and ceiling, understairs storage cupboard, cupboard housing consumer unit, gas and electric meters, stairs leading to landing.

**Lounge 16'2 x 14'8 **

UPVC double glazed window to front, radiator, laminate flooring, power points, smooth plastered walls and textured ceiling.

**Kitchen 9'9 x 9'6 **

UPVC double glazed window to rear, roll edge worktops with inset stainless steel sink and drainer unit with chrome controls, white high gloss eye and base level units, space for a cooker, washing machine and fridge freezer, laminate flooring, power points, inset spotlights, wall mounted Vaillant combination boiler.

**Landing **

Fitted carpet, smooth plastered walls and ceiling, storage cupboard.





**Bedroom One 16'3 x 10'3 **

UPVC double glazed window to front with attractive outlook over surrounding area, fitted carpet, radiator, smooth plastered walls, power points, storage cupboard.

**Bedroom Two 10'6 x 9'9 **

UPVC double glazed window to rear with attractive outlook over surrounding neighbourhood, smooth plastered walls and textured ceiling with coving, power points, radiator, fitted carpet, storage cupboard.

**Bathroom 7'1 x 5'11 **

Three piece suite comprising panelled bath with shower over and chrome controls, low level flush WC, pedestal wash basin with chrome mixer tap, tiled walls, UPVC obscure double glazed window to rear, radiator.

**Outside **

We are advised there is an allocated parking space to rear.

**Lease Info **

125 years from 1 January 1984 therefore 83 years remaining. We are advised that the ground rent is approximately £35 per annum and the buildings insurance is approximately £250 per annum. There is no service charge.





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We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

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