



- LUXURY SECOND FLOOR FLAT
- SUPERB OPEN PLAN LOUNGE/KITCHEN
- DOUBLE BEDROOM
- LUXURY SHOWER ROOM

Flat 4 Coast, 387 London Road, Hadleigh, Benfleet, SS7 2BY

Guide Price £250,000

Welcome to COAST. An exciting development close to Hadleigh Town Centre of just 4 luxury apartments. This ONE BEDROOM SECOND FLOOR FLAT offers exceptional accommodation including an OPEN PLAN LOUNGE/KITCHEN, DOUBLE BEDROOM and LUXURY SHOWER ROOM.



## Property Description

### ENTRANCE HALL

Entrance door leads to the entrance hall. Inset ceiling spotlights. Radiator. Security entryphone. Wood effect flooring.

### LOUNGE/KITCHEN

With two double glazed windows to the rear and one to the side. Two double radiators. Inset ceiling spotlights. The kitchen area is well fitted with a range of base units with work surfaces over and contrasting wood effect wall cupboards. Induction hob with an extractor cooker hood over and a built under oven. Single drainer sink unit with a mixer tap over. Space and plumbing for a washing machine.

### BEDROOM

Double glazed window to the side. Double radiator.

### SHOWER ROOM

Three piece white suite comprising a low level wc vanity hand wash basin with cupboards under and a walk in shower. Fully tiled to all visible walls. Inset ceiling spotlights.

### OFF STREET PARKING

Parking for one vehicle in the car park on the ground floor.

### GENERAL

Tenure Leasehold

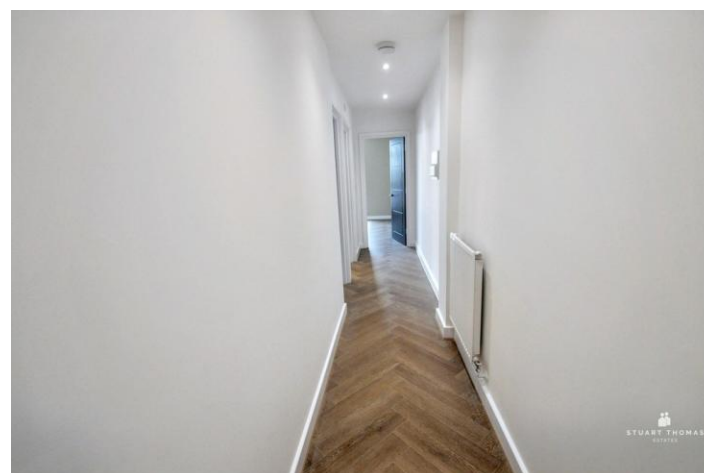
125 year new lease.

Service charge £1524.90 pa

Ground Rent £0

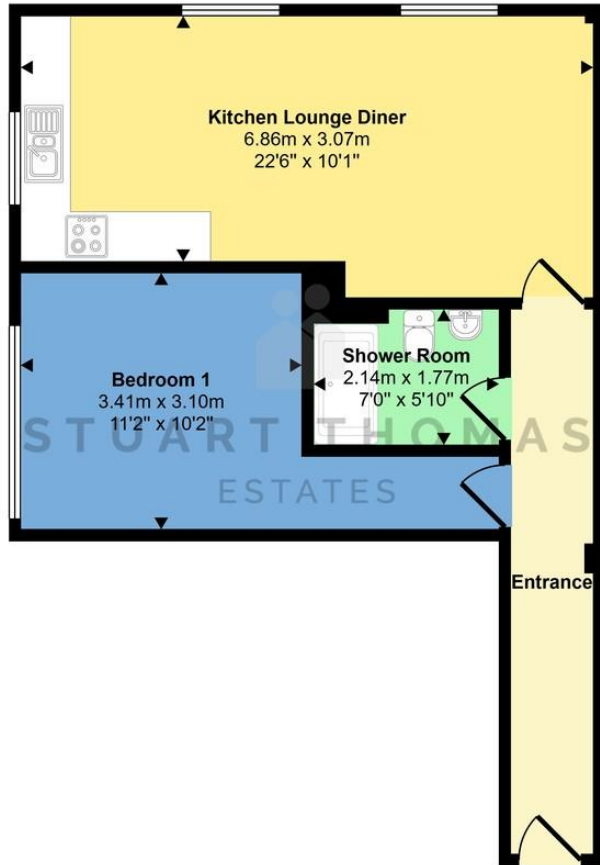
Castle Point Borough Council

Council Tax Band TBC





Approx Gross Internal Area  
47 sq m / 509 sq ft



Floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements