

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



Beech Road, Benfleet Guide price £325,000

****LAST REMAINING NEW BUILD APARTMENT**** Aspire Estate Agents are delighted to present the final remaining brand-new two double bedroom apartment, available now and offered at an attractive

This stunning apartment features a fully integrated modern kitchen, stylish living accommodation throughout, and the added benefit of a secure parking garage. Situated in the heart of Hadleigh, the property is within a short walk of excellent local amenities including supermarkets, restaurants, and everyday conveniences, along with easy access to local transport links.

An ideal opportunity for first-time buyers, downsizers, or investors—early viewing is highly recommended to avoid disappointment.

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BUILDING ENTRANCE

Entrance to flat block from the side of the building with a code or an entrance fob.

LOBBY

Modern designed ground floor lobby with skimmed ceiling, spot and strip lighting, marble effect tiling on the floor.

Lift to all other floors and doors leading to building management office and electrical and water meters.

FLAT ENTRANCE

Entrance to the flat is on the second floor.

ENTRANCE HALL

12'01" x 11'00" (3.68m x 3.35m)

Skimmed ceiling with spot lighting, telecom system, coat cupboard, thermostat, tiled flooring.

Doors leading to:

KITCHEN/LIVING/DINING

30'07" x 11'07" (9.32m x 3.53m)

Skimmed ceiling with spot lighting and hanging lights in the middle of the room, side aspect UPVC double glazed sliding doors leading to communal patio area, thermostat, carpeted flooring in the living area, tiled flooring in the kitchen area. Kitchen comprises of integrated fridge freezer, washing machine, dishwasher, sink, electric oven, induction hob, and extraction unit and a range of eye and base level modern units.

BEDROOM 1

15'07" x 9'01" (4.75m x 2.77m)

Skimmed ceiling with spot lighting, side aspect UPVC double glazed window, thermostat and carpeted flooring.

BEDROOM 2

19'07" x 7'11" (5.97m x 2.41m)

Skimmed ceiling with spot lighting, side aspect UPVC double glazed window, thermostat, carpeted flooring.

BATHROOM

7'01" x 6'05" (2.16m x 1.96m)

Three piece bathroom with skimmed ceiling, spot lighting, extraction fan, floor to ceiling tiles, motion detection LED strip lighting under sink unit and bath, heated towel rack and tiled flooring.


PARKING

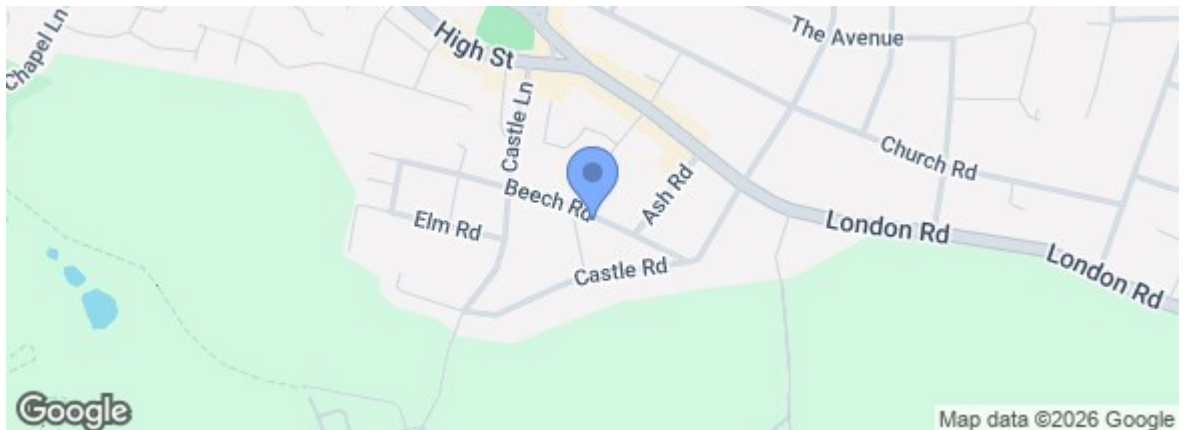
Flat comes with its own numbered parking spot in a locked garage under the flats, accessed by a code or a fob. Garage also has motorcycle parking and a bicycle rack.

GROUND 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus A		92	100
81-91 B			
69-80 C			
55-68 D			
39-54 E			
21-38 F			
1-20 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus A			
81-91 B			
69-80 C			
55-68 D			
39-54 E			
21-38 F			
1-20 G			
Not environmentally friendly - higher CO ₂ 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.