



Connells

**Kennington Avenue
Benfleet**



Property Description

*** SHARE OF FREEHOLD ***

Situated in a sought-after Benfleet location, this well-presented two-bedroom first-floor flat is within easy reach of Tarpots shopping parade, the A127, Benfleet mainline station, and local transport links.

The property features a good-sized lounge/diner 16'4 x 9'1 (4.98m x 2.77m) reducing to 8'7 x 7'6 (2.62m x 2.29m) with two front-facing windows, and a fitted kitchen 9'10 x 6'10 (3.00m x 2.08m) with a range of units, work surfaces, and integrated appliances.

There are two bedrooms to the rear: Bedroom One 14' x 9'3 (4.27m x 2.82m) and Bedroom Two 9'5 x 8'4 (2.87m x 2.54m), along with a modern bathroom 9'10 x 6'10 (3.00m x 2.08m) featuring a shower cubicle.

Further benefits include double glazing, gas central heating, off-street parking, a garage in a block, and communal gardens.

Well maintained by the current vendor, this property is ideal for first-time buyers or investors and viewing is highly recommended.

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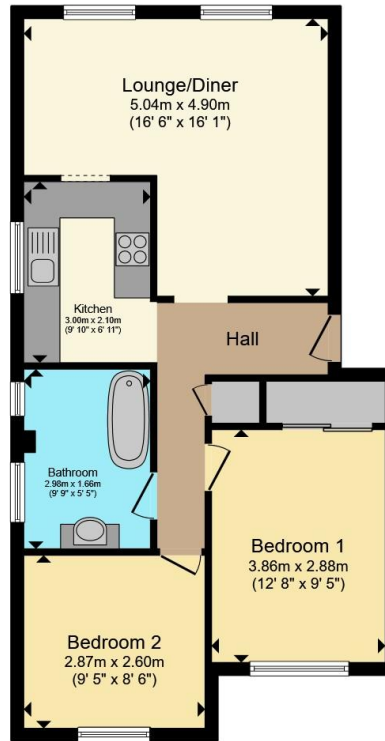
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Total floor area 61.4 m² (661 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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113-115 High Street
 RAYLEIGH SS6 7QA

EPC Rating: C

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/RAY309279

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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