



STUART THOMAS  
ESTATES



- SUPERB GROUND FLOOR FLAT
- TWO BEDROOMS
- SUPERBLY FITTED KITCHEN
- GOOD SIZE LOUNGE/DINER

29 Saxon Court, Benfleet, Essex, SS7 4BY

Offers In Excess Of £200,000

Wow.. You will be amazed when you step inside this LUXURY TWO BEDROOM GROUND FLOOR FLAT. Decorated in a monochrome style this property would make an ideal home for a First Time Buyer, Investor or retired person. A NEW LEASE IN EXCESS OF 150 YEARS WILL BE GRANTED ON COMPLETION.



## Property Description

### ENTRANCE HALL

Entrance door with a spyhole leads to the entrance hall. Security entry phone. Coving. Inset ceiling spotlights. Built in cupboard. Airing cupboard housing the hot water cylinder. Tiled floor. Electric heater with a cover over. Airing cupboard housing the hot water cylinder.

### LOUNGE/DINER

This good size attractive room has ample space for a table and chairs. Double glazed window. Dado rail. Coving. Inset ceiling spotlights.

### LUXURY KITCHEN

A good size well fitted kitchen has a range of units at eye and base level with ample work surfaces over. Single drainer sink unit with a mixer tap over. Ceramic hob with an extractor cooker hood over and a built under oven. Space for a fridge and freezer. Double glazed window. Wood effect flooring. Inset ceiling spotlights.

### BEDROOM ONE

Double glazed window. Electric heater. Wood effect flooring. Inset ceiling spotlights.

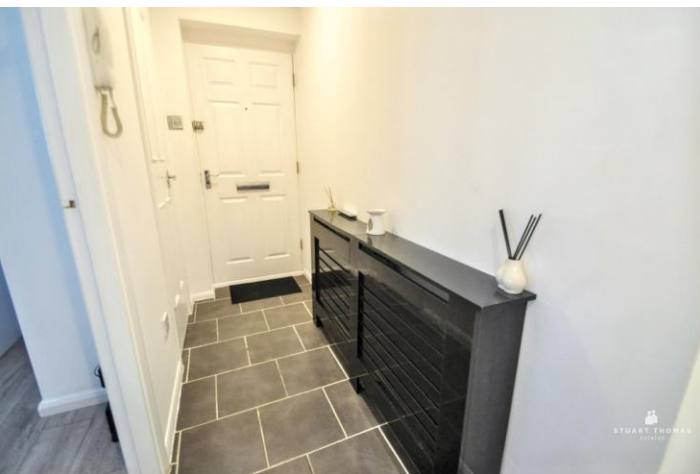
### BEDROOM TWO

Double glazed window. Wood effect flooring. Electric heater.

### BATHROOM

Low level wc vanity hand wash basin with cupboards under and a mixer tap. Shower bath with a mixer tap and electric shower and screen. Inset ceiling spotlights. Heated towel rail. Extractor fan. Fully tiled in ceramics to visible walls. Tiled floor.





#### COMMUNAL GARDENS

Communal gardens with mature shrubs and a pathway leading to the entrance.

#### PARKING

Allocated parking and visitor parking.

#### TENURE

Leasehold. There will be a new lease granted in excess of 150 years upon completion.

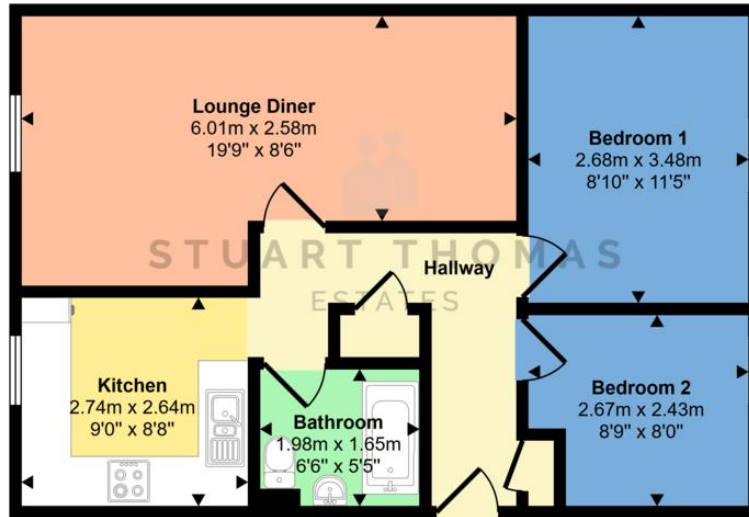
Castle Point Borough Council

Council Tax Band B

Service Charge £1572 per annum

Ground Rent £75 per annum

Approx Gross Internal Area  
54 sq m / 582 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 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