



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



30 -32 Essex Way, Benfleet



**Morgan Brookes believe** - Being positioned within a short distance of Benfleet Train Station, Benfleet Downs & local amenities this stunning 1st floor apartment is a great first time buyers home. The property boasts 2 double bedrooms, both with their own en-suites, modern fitted kitchen, private balcony & further benefitting from large communal terrace & secure underground parking.

**Our Sellers love** – That the property has been a lovely home in a fantastic location, just a few minutes' walk from the train station with direct links to London and Southend, as well as Benfleet Downs and local amenities. They have especially loved the abundance of natural light, with the long entrance hallway giving the flat more of a bungalow feel than a typical apartment. The west-facing balcony is the perfect spot to enjoy the evening sun and beautiful sunsets.

## Key Features

- Beautifully Presented 1st Floor Apartment.
- 2 Double Bedrooms.
- Cloakroom.
- Two En-Suite Shower Rooms.
- Private West Facing Balcony.
- Large Communal Terrace.
- Underground Secure Parking.
- Remaining Lease 193 Years.
- No Onward Chain.
- Short Walk To Benfleet Station.

**£340,000**

T 01268 755 626 E [info@morganbrookes.co.uk](mailto:info@morganbrookes.co.uk) A 105 High St | Benfleet | SS7 1ND



[morganbrookes.co.uk](http://morganbrookes.co.uk)

# 30 -32 Essex Way, Benfleet

## Communal Entrance

Glazed panelled door to:

## Communal Hall

Stairs leading to first floor, wood panelled door to:

## Hallway

21' 5" x 4' 0" (6.52m x 1.22m)

Two double glazed windows to side aspect, built in storage cupboard housing meters & boiler, smooth ceiling incorporating inset downlights, carpet with underfloor heating, doors to:

## Bedroom 1

20' 8" x 9' 11" (6.29m x 3.02m)

Double glazed window to side aspect, smooth ceiling, carpet with underfloor heating, door to:

## En-Suite Shower Room

5' 9" x 5' 7" (1.75m x 1.70m)

Double shower cubicle, vanity hand basin, low level WC, complimentary tiling to walls, smooth ceiling, tiling to floor with underfloor heating.

## Bedroom 2

17' 4" x 10' 6" (5.28m x 3.20m)

Double glazed window to side aspect, smooth ceiling, carpet flooring with underfloor heating, door to:

## En-Suite Shower Room

6' 7" x 4' 11" (2.01m x 1.50m)

Double shower cubicle, vanity hand basin, low level WC, complimentary tiling to walls, smooth ceiling, tiling to floor with underfloor heating.

## Cloakroom

5' 2" x 2' 9" (1.57m x 0.84m)

Vanity hand basin, low level WC, complimentary tiling to walls, smooth ceiling, tiled flooring with underfloor heating.

## Open Plan Living Room / Kitchen

24' 6" x 11' 2" (7.46m x 3.40m)

## Kitchen

Double glazed window to side aspect, fitted range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer unit, 4 point hob with extractor over, integrated oven & fridge/freezer, space & plumbing for appliances, smooth ceiling incorporating inset downlights, tiled flooring with underfloor heating, opens to:

## Living Room

Double glazed French doors to balcony, smooth ceiling, carpet flooring with underfloor heating.

## Balcony

Private balcony with metal balustrade.

## Communal Outside Terrace

Large decked area accessed from the first floor communal hallway.

## Secure Underground Parking & Bike Storage

Accessed via electric gates from School Lane, 1 allocated parking space. Secure bike storage.

## Additional Information

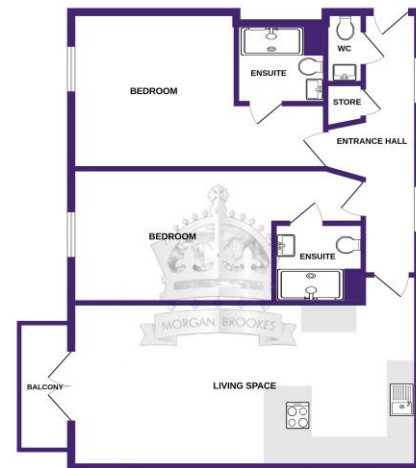
Service Charges : £1,672.08 per annum.

Ground Rent : £0.

Buildings Insurance : £423.40 approx. per annum

Remaining Lease Length : 193 years approx.

FIRST FLOOR



MORGAN BROOKES LTD

We have every attempt to have made to ensure the accuracy of the foregoing particulars, measurements, etc. but we make no warranty as to their accuracy and we accept no liability for any error or omission in the foregoing. This plan is for information only and should not be used as a basis for any financial or legal decision. The plan is subject to change without notice. Please refer to the full particulars for more information. Morgan Brookes Ltd

**Local Authority Information**  
**Castle Point Borough Council**  
**Council Tax Band: C**

**Sales | Lettings | Property Management**  
**01268 755626 [morganbrookes.co.uk](http://morganbrookes.co.uk)**

**£340,000**

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.