



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Benfleet Road, Benfleet



Morgan Brookes believe - This charming one bedroom second floor flat in sought-after Benfleet is perfect for a professional or couple. The property benefits from two allocated parking bays, a large communal garden, and is within easy reach of Benfleet and Leigh-on-Sea mainline stations.

Key Features

- Available Now!
- One Bedroom Second Floor Flat.
- Two Allocated Parking Bays.
- Highly Desirable Benfleet Area.
- Large Communal Garden.
- Less than 2.5 Miles to Benfleet & Leigh-on-sea Mainline Stations.
- Household Income: £26,200.00+ Per Annum Required For Affordability.
- Call Morgan Brookes Today!

**Monthly Rental Of
£975**

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morganbrookes.co.uk

Benfleet Road, Benfleet

Front of Property

Double glazed wood panelled door leading to:

Communal Entrance

Secure double glazed door with code entry system leading to:

Communal Hallway

Carpet flooring, stairs leading to:

Private Entrance

Wood panelled door leading to:

Entrance Hallway

10' 6" x 4' 3" (3.20m x 1.29m)

Airing cupboard housing water tank, telecom entry system, fuse box, storage heater, textured ceiling, wood effect flooring, door leading to:

Kitchen

9' 9" x 8' 5" (2.97m x 2.56m)

Double glazed window to side aspect, fitted with a range of base & wall mounted units, splash back tiles, washing machine, fridge freezer, roll top work surface incorporating sink & drainer, four point electric hob, fitted oven, textured ceiling, wood effect flooring.

Living/Dining Room

12' 9" x 9' 10" (3.88m x 2.99m)

Double glazed window to front aspect, storage heater, wood effect flooring, textured ceiling.

Bedroom

11' 11" x 9' 8" (3.63m x 2.94m)

Wood effect flooring, textured ceiling, loft access, storage heater, double glazed window to front aspect, fitted wardrobe,

Family Bathroom

6' 7" x 6' 2" (2.01m x 1.88m)

Low level WC, wash hand basin, panelled bath with low level shower system, splashback tiles, laminate flooring, smooth ceiling incorporating extractor fan.

Communal Garden

Mainly laid to lawn.

Parking

Two allocated parking spaces in private carpark.

Additional Information

Deposit £1,125.00

Holding Deposit £225.00

Included bills/services: None

Additional Charges: None

Services Connected: Electricity, Water, Mains Drainage

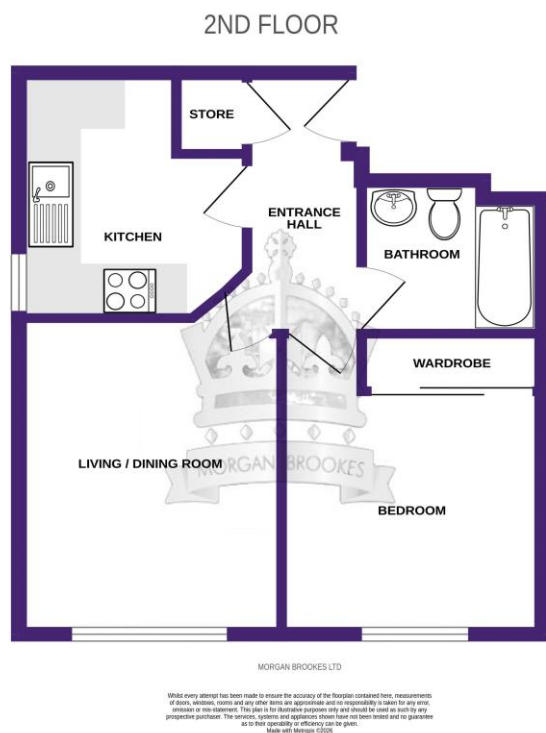
Heating type: Electric Storage Heaters Broadband

Availability: Standard / Superfast / Ultrafast broadband available

Tenancy Type: Assured Periodic Tenancy

EPC Rating: C

Restrictions: No smoking permitted inside the property.



Local Authority Information
Castle Point Borough Council
Council Tax Band: B

Sales | Lettings | Property Management
01268 755626 morganbrookes.co.uk

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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 requested 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.