



STUART THOMAS
ESTATES



- SUPERB GROUND FLOOR FLAT
- NEWLY FITTED KITCHEN
- LUXURY SHOWER ROOM
- DIRECT ACCESS TO THE COMMUNAL GARDENS

Flat 17 Kings Lodge, Benfleet Road, Hadleigh, SS7 1LY

Offers In Excess Of £190,000

Don't delay in coming to view this IMMACULATE GROUND FLOOR FLAT with DIRECT ACCESS to the Communal Gardens. The property is located in the SOUGHT AFTER BENFLEET ROAD and benefits from a NEWLY FITTED KITCHEN and LUXURY SHOWER ROOM.



Property Description

ENTRANCE HALL

Entrance door with a spyhole leads to the entrance hall. Cupboard housing the hot water cylinder. Wood effect flooring.

LOUNGE

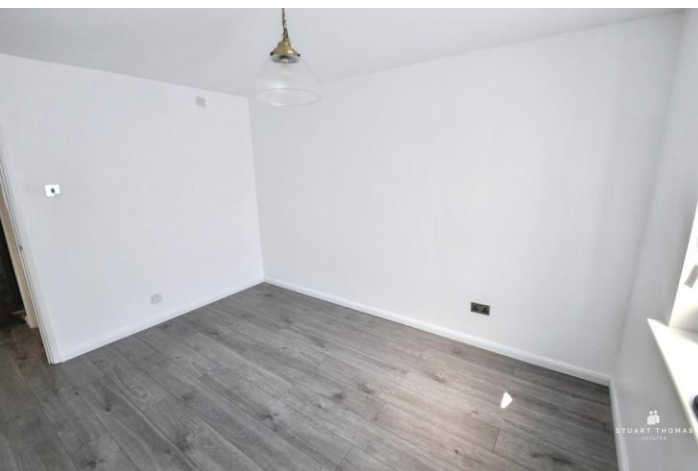
This attractive room has double glazed sliding patio doors leading directly on to the communal gardens. Wood effect flooring. Electric radiator.

KITCHEN

Superbly fitted kitchen with a range of Shaker style units at eye and base level with ample marble effect work surfaces over. One and a half bowl single drainer stainless steel sink unit with a mixer tap over. Ceramic hob with an extractor cooker hood over and a built under oven. Space and plumbing for a washing machine. Inset ceiling spotlights. Wood effect flooring. Ceramic wall tiling to the work areas. Alarm control panel. Fridge Freezer to remain.

BEDROOM

This good size bedroom has a double glazed lead light stained glass window to the rear. Wood effect flooring. Electric radiator.



LUXURY SHOWER ROOM

This superb space has a 3 piece white suite comprising a low level wc with a concealed cistern, vanity hand wash basin with cupboards under and a large walk in shower with an electric shower. Extractor fan. Heated towel rail. Marble effect floor tiles and some matching wall tiling.

COMMUNAL GARDENS

This flat has the added advantage of having direct access to



the communal gardens which are laid to lawn. Bin store.

PARKING

There is allocated tandem parking for two vehicles.

GENERAL

Tenure Leasehold

999 year lease from 25/03/1994

Service charge £1068.87 every 6 months

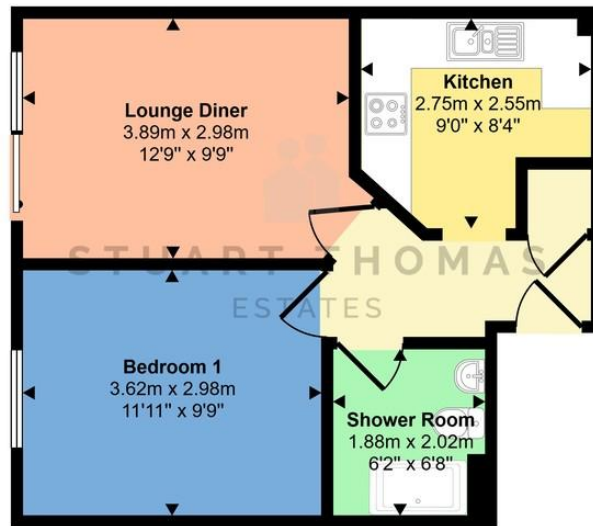
Ground Rent £77 every 6 months

Castle point Borough Council

Council Tax Band B



Approx Gross Internal Area
39 sq m / 416 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		
39-54	E	47 E	
21-38	F		

294 Kiln Road, Benfleet, Essex,
SS7 1QT

stestates.co.uk
01702 558110
info@stestates.co.uk

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