



Station Road, Benfleet, Essex, SS7 1NG

2 bedroom second floor flat / **Guide Price** £260,000-£270,000 / t. 01702 555888



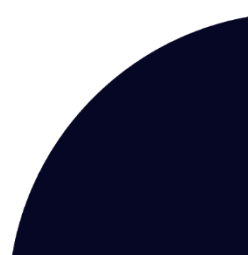




Situated in the ever sought after 'Station Road' a stone's throw from Benfleet mainline station with direct routes into London Fenchurch Street, is this bright and spacious **two bedroom** second floor flat boasting beautiful views over the surrounding area. Accommodation includes good size lounge, well fitted kitchen, generous size bedrooms and a modern bathroom suite together with garage and own allocated parking space. Also featuring a long lease in excess of 110 years.

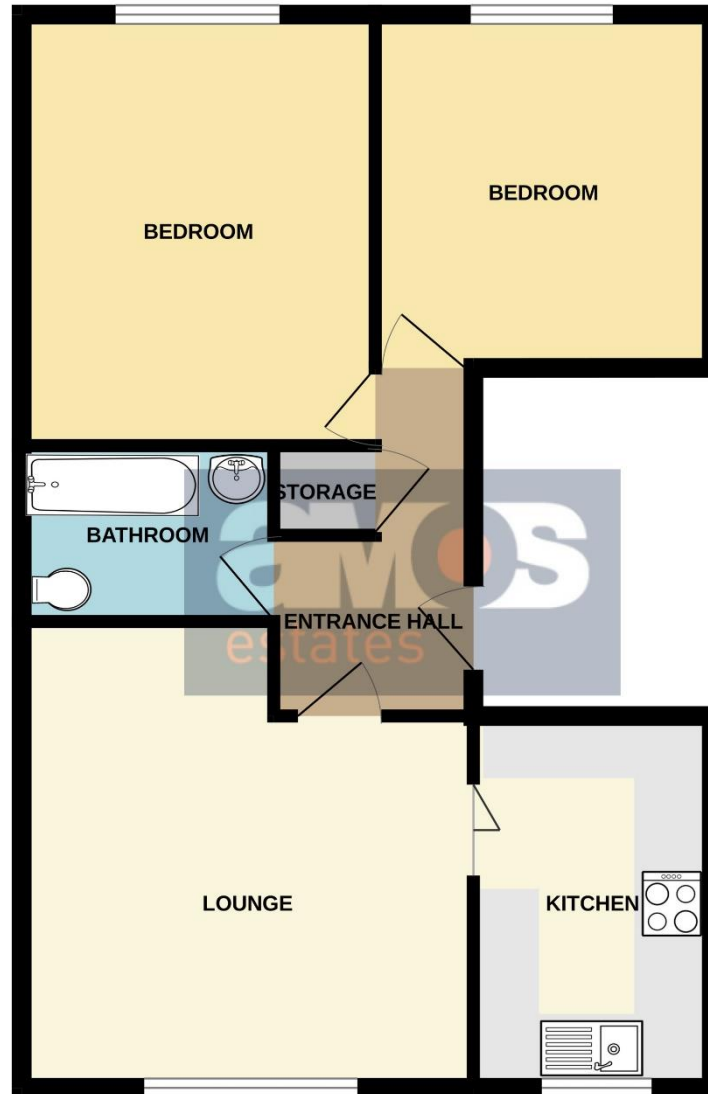
Ideally located a short walk from local shops, pubs, restaurants, and the beautiful Benfleet Downs and Thames Estuary whilst also having bus routes and major trunk roads within easy reach. Excellent local schools can also be found nearby, the property being within the South Benfleet Primary and King John school catchments. Viewings Advised.

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## Highlights

- \ **Bright & Spacious Two Bedroom Second Floor Flat**
- \ **Good Size Lounge**
- \ **Well Fitted Kitchen**
- \ **Generous Size Bedrooms**
- \ **Modern Bathroom Suite**
- \ **Garage & Own Allocated Parking Space**
- \ **Upvc Double Glazing Throughout**
- \ **Long Lease & Share Of Freehold**
- \ **Close Proximity To Benfleet Downs/Thames Estuary**
- \ **Gas Central Heating Via Worcester Combination Boiler**
- \ **Stones Throw From Benfleet Station**
- \ **Close To Shops, Pubs & Amenities**
- \ **South Benfleet Primary & King John School Catchments**
- \ **EPC Band – C**
- \ **Viewings Advised**

### **Entrance Hall \**

Laminate flooring, power points, storage cupboard, doors to accommodation off.

### **Lounge 14'1 x 13'6 \**

UPVC double glazed window to front with beautiful outlook over surrounding area, laminate flooring, radiator, power points, TV point, coved ceiling, wall light points, door to kitchen.

### **Kitchen 11'1 x 7'2 \**

Well fitted kitchen comprising stainless steel sink and drainer unit with chrome mixer tap inset into a range of roll edge worktops with cupboard and drawers beneath and matching eye level units, inset four ring Belling hob with chimney style extractor above, integrated Bosch oven, integrated Electrolux microwave, space for a tall fridge freezer, space and plumbing for a washing machine, breakfast bar facility, wood effect flooring, UPVC double glazed window to front with beautiful outlook over surrounding area, smooth plastered and coved ceiling with inset spotlights, power points, cupboard housing Worcester combination boiler.

### **Bedroom One 12'11 x 10'6 \**

UPVC double glazed window to rear with attractive outlook over surrounding area, fitted carpet, radiator, power points, coved ceiling.

### **Bedroom Two 10'3 x 10' \**

UPVC double glazed window to rear with attractive outlook over surrounding area, fitted carpet, radiator, power points, coved ceiling.



### **Bathroom 7'9 x 5'3 \**

Modern three piece suite comprising panelled bath with shower over and tiled surround, push button WC, vanity wash basin with chrome mixer tap and storage below, heated towel radiator, coved ceiling, extractor, tiled flooring.

### **Outside \**

Well-tended communal gardens, own allocated parking space and access to garage.

### **Garage \**

Garage in block with up and over door to front.

### **Lease Info \**

125 years from 1 August 2012 therefore approximately 112 years remaining. We understand there is also a share of the freehold so no ground rent payable, the service charge is approximately £498.14 per quarter.



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