



- LUXURY FIRST FLOOR FLAT
- SUPERB OPEN PLAN LOUNGE/KITCHEN
- DOUBLE BEDROOM
- LUXURY SHOWER ROOM

Flat 2 Coast, 387 London Road, Hadleigh, Benfleet, SS7 2BY

£250,000

Welcome to COAST. An exciting development close to Hadleigh Town Centre of just 4 luxury apartments. This ONE BEDROOM FIRST FLOOR FLAT offers exceptional accommodation including an OPEN PLAN LOUNGE/KITCHEN, DOUBLE BEDROOM and LUXURY SHOWER ROOM.



## Property Description

### ENTRANCE HALL

Entrance door to the entrance hall. Inset ceiling spotlights. Radiator. Security entryphone. Wood effect flooring.

### LOUNGE/KITCHEN

This good size open plan space has a well fitted kitchen area with base units with work surfaces over and contrasting wood effect wall units. One and a half bowl single drainer sink unit with a mixer tap over. Induction hob with an extractor cooker hood over and a built under oven. Two double glazed windows to the rear and one to the side. Two double radiators. Inset ceiling spotlights. Space and plumbing for a washing machine. Wood effect flooring.

### BEDROOM

Double glazed window to the side. Double radiator.

### SHOWER ROOM

With a 3 piece white suite comprising a low level wc vanity hand wash basin with cupboards under and a walk in shower. Inset ceiling spotlights. Heated towel rail. Fully tiled to all visible walls.



### GENERAL

Tenure Leasehold

125 year new lease.

Service charge £1524.90 pa

Ground Rent 0

Castle Point Borough Council.

Council Tax TBC



Approx Gross Internal Area  
47 sq m / 510 sq ft



Floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		

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