



STUART THOMAS
ESTATES



- SUPERB GROUND FLOOR FLAT
- DIRECT ACCESS TO GARDENS
- GLOSS WHITE KITCHEN
- TWO BEDROOMS

Flat 2 Kings Lodge, Benfleet Road, Hadleigh, Essex, SS7 1LY

£240,000

With direct access from patio doors to the communal gardens this GROUND FLOOR TWO BEDROOM flat is perfectly located close to local shops, bus routes and the King John School. The kitchen is superbly fitted with a range of gloss white units with contrasting work surfaces. There is off street parking for 2 vehicles too.



Property Description

ENTRANCE HALL

Entrance door with a spyhole leads to the spacious entrance hall. Built in cupboard housing the hot and cold water tanks. Electric radiator. Wood effect flooring.

LOUNGE

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

KITCHEN

This superbly fitted gloss white kitchen has a range of units at eye and base level with ample contrasting wood effect work surfaces over. Built under oven with an Induction Hob above and an extractor cooker hood over. One and a half bowl single drainer sink unit with a mixer tap over. Space and plumbing for a washing machine. Space for a fridge freezer. Over work surface lighting. Double glaze stained glass window to the side. Wood effect flooring. Glass splashbacks.

BEDROOM ONE

Lead light stained glass double glazed window to the rear. Electric radiator. Sliding door mirrored wardrobes.

BEDROOM TWO

Lead light double glazed stained glass window to the rear. Electric heater.

BATHROOM

Well fitted with a white 3 piece suite comprising a low level wc with a concealed cistern, vanity hand wash basin with cupboards under and a mixer tap. A panelled bath with a mixer tap and electric shower over the bath. Shower screen. Extractor fan. Some tiling to the walls.





PARKING

Off street tandem parking for two vehicles.

GARDENS

Communal gardens laid to lawn. Bin store.

TENURE

Leasehold 999 years from 25/03/1994

Service Charge £1068.87 per 6 months

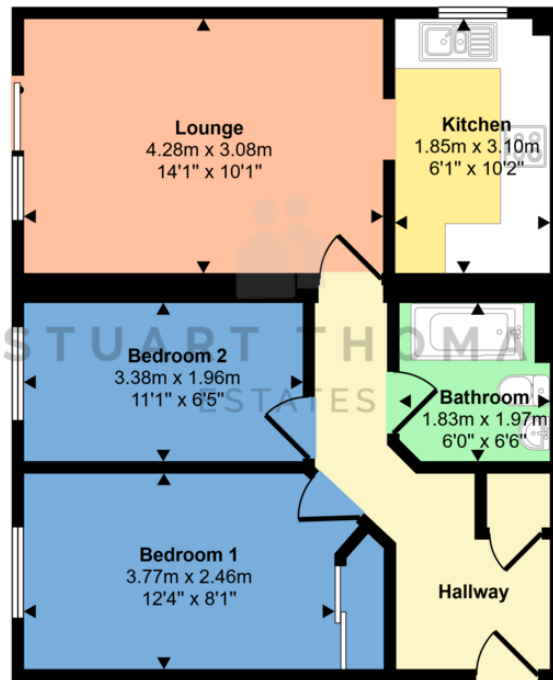
Ground Rent £79.80 per 6 months.



Castle Point Borough Council

Council Tax Band C

Approx Gross Internal Area
51 sq m / 545 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	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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