



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, Benfleet, SS7 1LY

£200,000

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

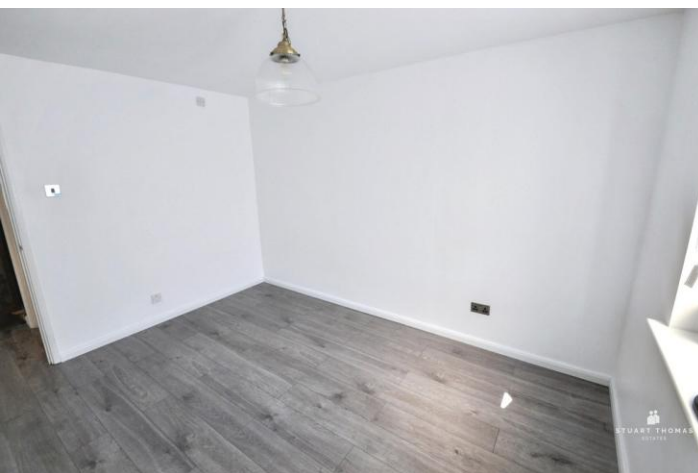
This good size bedroom has a double glazed lead light stained glass window to the rear. Wood effect flooring. Electric radiator.

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

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		

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