

# COUNTRYSIDE

ESTATES



## **3 Lambeth Court Lambeth Road, Benfleet, SS7 4FB**

### **£235,000 Leasehold**

THIS TWO-BEDROOM FIRST FLOOR FLAT CONVENIENTLY LOCATED NEXT TO TARPOTS SHOPPING FACILITIES offers good sized living accommodation with easy links to A13 & A127. This property comprises of a spacious lounge / kitchen, two double bedrooms, ensuite to main and bathroom.

This property also comes with a private balcony and an allocated parking space.

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#### Accommodation

Communal entrance hall with intercom system.

#### Entrance Hall



Vinyl flooring, smooth plastered ceiling, spotlights, intercom system, radiator and power points.

**Open Plan Kitchen / Living Room 21'8" reducing to 17'1" x 15'8" (6.60m reducing to 5.21m x 4.78m)**



Upvc sliding doors leading to south facing balcony with lighting, upvc windows to side aspect, carpet and tiled flooring, smooth plastered ceiling, spotlights, laminate worktops with base and eye level wooden units, integrated appliances such as an induction hob with extractor fan over, fridge and freezer, stainless steel sink with drainer and chrome mixer tap. Space for washing machine, electric radiator, and power points.



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**Bedroom 1 15'10" reducing to 11'10" x 10'2" (4.83m reducing to 3.61m x 3.10m)**



Upvc window to rear aspect, carpet, smooth plastered ceiling, fitted wardrobes, electric radiator, power points.

**Bedroom 2 11'10" x 7'11" (3.61m x 2.41m)**



Upvc window to rear aspect, carpet, smooth plastered ceiling, electric radiator, power points.

**Bathroom 7'10" x 5'5" (2.39m x 1.65m)**



Fully tiled flooring and walls, smooth plastered ceiling, spotlights, pedestal hand wash basin with chrome mixer tap, tiled bath with chrome mixer tap, glass shower screen and handheld shower head above. close coupled W.C with dual flush, chrome heated towel rail and extractor fan.

**Ensuite 7'0" x 4'11" (2.13m x 1.50m)**



Fully tiled flooring and walls, smooth plastered ceiling, spotlights, pedestal hand wash basin with chrome mixer tap, corner shower cubicle with glass door and handheld shower head, close coupled W.C with dual flush, chrome heated towel rail and extractor fan.

#### **External**

Allocated covered parking space.

#### **Lease Information**

109 Years Remaining

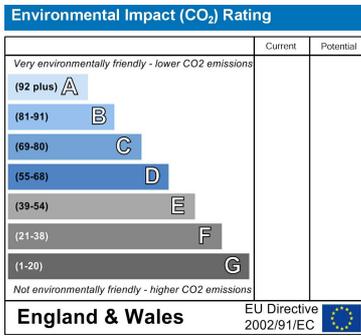
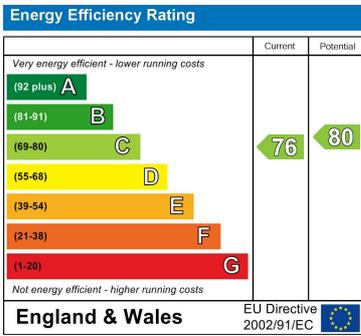
Service Charge - £1,370.43

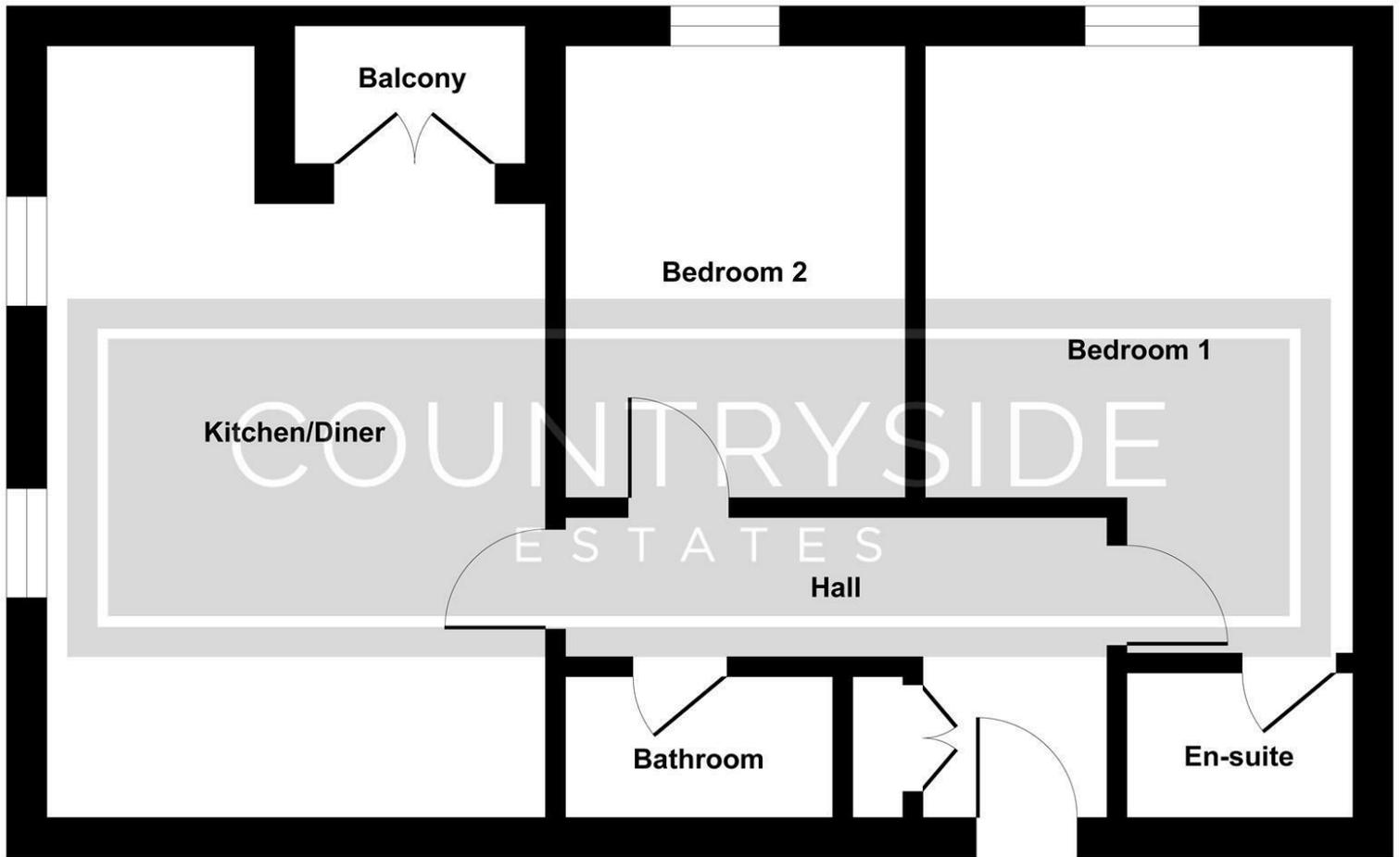
Ground Rent - TBC

#### **Council Tax**

Band C

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**Floor Plan**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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