

home.



£180,000

London Road, Benfleet

# 30 Sandringham Court London Road, Benfleet, SS7 1BD



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Home Estate Agents are delighted to offer for sale this charming second floor apartment which is an ideal residence for those over 60 seeking comfort and convenience. The property features a welcoming reception room, perfect for relaxation or entertaining guests. With two well-proportioned bedrooms, there is ample space for both rest and personalisation, allowing you to create a home that reflects your style.

The flat includes a thoughtfully designed bathroom, ensuring that your daily routines are both practical and pleasant. The location is particularly advantageous, offering easy access to local amenities, transport links, and the vibrant community that Benfleet has to offer.

This property presents a wonderful opportunity for those looking to downsize or enjoy a more manageable living space without compromising on quality. With its appealing features and prime location, this flat is sure to attract interest from discerning buyers. Do not miss the chance to make this delightful property your new home.



## Entrance

Communal entrance door into communal hallway with stairs and lift to second floor. Private entrance door into:

## Hallway

Carpeted, coved cornice, storage cupboard, ceiling light, electric radiator. Doors to:

## Bathroom

Carpeted, part tiled walls, ceiling light, radiator, extractor, bath with taps and shower attachment, pedestal wash hand basin with mixer tap, shower cubicle, WC, airing cupboard, heated towel rail.



## Lounge

19'1 x 10'1

Carpeted, Juliet balcony to rear, coved cornice, two ceiling lights, electric radiator.

## Kitchen

10'1 x 7'1

Lino flooring, range of base units with rolled edge worksurfaces and matching wall mounted eye level units, integrated NEFF double oven, four ring induction hob with extractor hood above, sink with drainer and mixer tap, Bosch washing machine, under counter fridge and under counter freezer, ceiling light, extractor fan, electric radiator.



## Bedroom One

13'7 x 9'0

Carpeted, double glazed window to rear, coved cornice, ceiling light, electric radiator.

## Bedroom Two

12'1 x 6'1 > 3'11

Carpeted, double glazed window to rear, coved cornice, ceiling light, electric radiator.

## Externally

The property benefits from residents parking to the rear, attractive communal gardens and communal lounge.

## Lease Information

Lease 103 years remaining

Ground Rent £450 Per Annum

Service Charge £3,793.22 including building insurance and water charges

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.





GROUND FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	80	81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**£180,000 Leasehold**

HOME - The Estate Agent of Leigh  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.