MORGAN BROOKES
ESTATE AGENTS
HELPING YOU GROW

High Street, South Benfleet







Morgan Brookes believe - Situated in a popular development, this immaculate ground floor apartment benefits from one great size bedroom, a modern fitted kitchen, living / dining space, a beautiful communal garden & one parking space.

Our Sellers love - The position of the apartment, within a 0.2 mile walk to Benfleet Mainline Station giving direct trains into London Fenchurch Street.

Key Features

- GUIDE PRICE £210,000 - £220,000.
- Immaculate Ground Floor Apartment.
- Modern Kitchen & Bathroom.
- One Double Bedroom.
- Choice Location.
- Short Walk To Benfleet Mainline Station.
- Allocated Parking & Communal Garden.
- No Onward Chain.

Guide Price £210,000-£220,000

T 01268 755 626 E info@morganbrookes.co.uk A 105 High St | Benfleet | SS7 1ND
morganbrookes.co.uk

High Street, South Benfleet

Communal Entrance
Door Leading To:

Communal Hallway
Double glazed window to side aspect, smooth ceiling, carpet flooring, leading to:

Entrance
Panelled door leading to:

Hallway
7' 4" x 6' 4" (2.23m x 1.93m)
Cupboard housing water tank, coving to a smooth ceiling incorporating inset down lights, carpet flooring, doors leading to:

Living Room
15' 1" x 10' 1" (4.59m x 3.07m)
Double glazed wooden French doors opening on to communal garden, sofa, table & chairs, wall mounted storage heaters, coving to a smooth ceiling incorporating inset downlights, carpet flooring.

Kitchen
8' 3" x 6' 9" (2.51m x 2.06m)
Double glazed window to side aspect, fitted with a range of base and wall mounted units, marble effect roll top work surface incorporating stainless steel sink and drainer, four point electric hob incorporating extractor fan over, fitted electric oven, integrated fridge freezer, integrated dishwasher, washing machine, tiled splash backs, smooth ceiling incorporating inset down lights, wood effect flooring.

Master Bedroom
11' 7" x 8' 6" (3.53m x 2.59m)
Double glazed window to rear aspect, double bed, built in wardrobes, storage heater, coving to a smooth ceiling, carpet flooring.

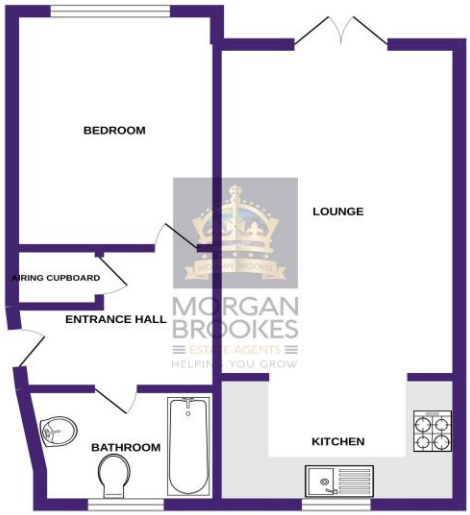
Bathroom
7' 9" x 5' 1" (2.36m x 1.55m)
Obscure double glazed window to front aspect, panelled bath incoperating raised shower system, wash hand basin, low level W/C, tiled walls, smooth ceiling incorporating inset downlights, wood effect flooring.

Communal Gardens
Decked seating area, established shrub and flower beds. Basement with private parking.

Allocated Parking
There is secure gated parking for one vehicle.

Additional Information
Council Tax Band: A
Length Of Lease: 108 years Approx
Ground Rent: £300 PA
Service Charge: £1,952.50 PA

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority Information
Castle Point Borough Council
Council Tax Band: A

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MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.
We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents.
A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.