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today on 01268 777400***



## **Kiln Road, Benfleet Offers over £290,000**

Aspire Estate Agents are delighted to introduce this beautifully finished two-bedroom apartment on Kiln Road, Thundersley, an address perfectly placed for both lifestyle and convenience. Situated just a stone's throw from Hadleigh Park and local supermarkets, the property is also under a mile from Virgin Active and within two miles of Benfleet Station, making London commutes and weekend escapes effortless.

Positioned on the top floor and set to the rear of the building, the apartment enjoys a quieter setting away from the main road, enhancing both privacy and day-to-day comfort.

Inside, the specification truly shines. A sleek, contemporary kitchen anchors the living space, featuring quartz worktops, premium integrated appliances and clean, modern cabinetry, ideal for both everyday cooking and entertaining. Throughout, the interiors feel fresh and refined, with quality finishes, thoughtful lighting and a calm, neutral palette, allowing the property to be genuinely move-in ready.

Light, airy and immaculately presented, the home centres around a contemporary open-plan lounge/diner flowing seamlessly into the well-equipped kitchen, creating a relaxed and social space perfect for modern living.

A standout feature is the two private south-facing balconies to the rear, one accessed from the lounge and the other from the spacious principal bedroom, providing the perfect spot for morning coffee or unwinding in the evening sun. A second well-proportioned bedroom and a stylish shower room complete the accommodation.

This is a superb opportunity to secure a high-quality apartment in a sought-after location, combining peaceful positioning with excellent local amenities and transport links.

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Hall - 4.45m x 1.55m (14'7 x 5'1)

Lounge/Kitchen - 5.77m x 4.67m (18'11 x 15'4) -

Bedroom 1 - 3.71m x 3.00m (12'2 x 9'10) -

Bedroom 2 - 2.92m x 2.62m (9'7 x 8'7) -

Shower Room - 2.13m x 1.22m (7'74 x 4'89) -

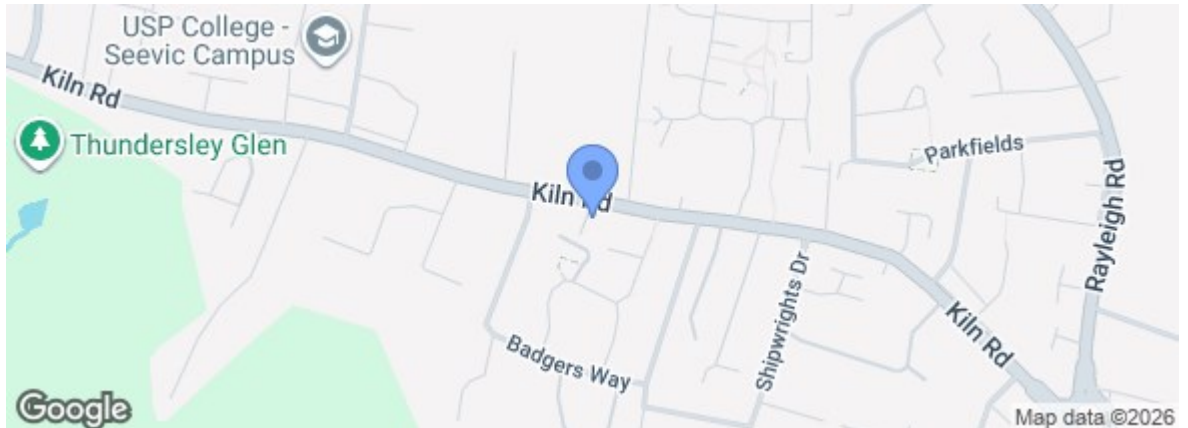
## SECOND FLOOR FLAT



SECOND FLOOR FLAT

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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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating	
	Current
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



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