

SCOTT &
STAPLETON

BEECH ROAD
Benfleet, SS7 2AW
Guide Price £335,000





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*** GUIDE PRICE £335,000 TO £350,000 *** Scott & Stapleton are delighted to offer for sale this spacious & high specification new build apartment within a luxury development just off Hadleigh High Street.

This super property benefits from spacious accommodation including 2 double bedrooms, luxury bathroom & a large open plan kitchen/diner/lounge with south facing balcony.

There are quality fixtures & fittings throughout the development and high specification details such as video entry phone systems, underfloor heating throughout, integrated kitchen appliances, lift access, secure allocated parking, communal roof garden & brand new leases.



SCOTT &
STAPLETON
New Homes



Accommodation comprises

Communal entrance door with video intercom leading to impressive communal entrance hall with lift & stairs to all floors. Personal door with spyhole leading to entrance hall

Entrance hall

Lounge/Diner/Kitchen

9.35m x 3.53m (30'8 x 11'7)

Bedroom 1

5.97m x 2.41m (19'7 x 7'11)

Bedroom 2

4.75m x 2.77m (15'7 x 9'1)

Bathroom

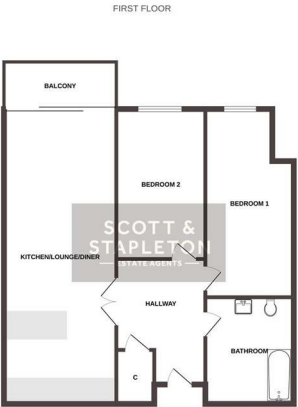
3.00m x 1.80m (9'10 x 5'11)

External

Secure allocated parking space plus visitors parking.
Communal first floor roof terrace

N.B

Brand new 150 year lease.



These energy ratings have been calculated in accordance with the provisions of the Energy Efficiency (England) Regulations 2015 and the Energy Efficiency (Wales) Regulations 2015. The ratings are based on the energy performance of the building and the energy efficiency of the building's fabric and services. The ratings are not a guarantee of the energy performance of the building and the energy efficiency of the building's fabric and services. The ratings are not a guarantee of the energy performance of the building and the energy efficiency of the building's fabric and services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC