



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



396 London Road, Benfleet



**Morgan Brookes believe** - This beautiful two-bedroom ground floor flat is perfect for commuters, set in a prime Benfleet location with easy access to the A13. The home features a spacious open-plan living / kitchen area, en-suite to master, family bathroom, communal gardens, allocated and off-street parking.

**Our Sellers love** - The abundance of light throughout the apartment, the open plan layout and position of the flat within the development.

## Key Features

- Beautiful Ground Floor Apartment.
- Two Bedrooms & Two Bathrooms.
- Open Plan Living Room / Kitchen.
- Furnishings Available.
- En-Suite to Master.
- Three-Piece Family Bathroom Suite.
- Communal Gardens.
- Allocated Parking & Off Street Parking.
- No Onward Chain.

**£295,000**

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# 396 London Road, Benfleet

## Communal Entrance

Double glazed paneled door with door entry system leading to:

## Communal Hallway

Post box, carpet flooring, panelled door leading to:

## Private Entrance

Paneled door leading to:

## Private Hall

Double storage cupboard, additional storage cupboard, radiator, smooth ceiling incorporating inset downlights, doors leading to:

## Living Room

26' 0" nt 9' 8" x 14' 9" nt 10' 7" (7.92m x 4.49m)

Double glazed window to side aspect, radiator, wood effect flooring, opens to:

## Kitchen/Dining Space

Double glazed window to rear aspect, radiator, fitted with a range of base and wall mounted units, fitted oven, four point electric hob with extractor fan over, integrated microwave, fridge/freezer & dish washer, granite work surfaces incorporating sink and drainer, breakfast bar, wood effect flooring.

## Family Bathroom

10' 9" x 5' 10" (3.27m x 1.78m)

Panel bath with raised shower system, shower screen, vanity hand basin, low level W/C, heated tail rail, space and plumbing for appliances, extractor fan, tiled flooring and walls.

## Bedroom 1

10' 10" x 15' 10" (3.30m x 4.82m)

Double glazed window to side aspect, radiator, carpet flooring, doors leading to;

## En-suite

Shower cubicle, hand basin, low level W/C, heated tail rail, tiled flooring an walls, extractor fan.

## Bedroom 2

8' 7" x 8' 9" (2.61m x 2.66m)

Double glazed window to side aspect, radiator, carpet flooring.

## Communal garden

To side of building, mainly laid to lawn.

## Allocated parking

To rear of building.

## Additional Information

Length Of Lease: 171 years Approx

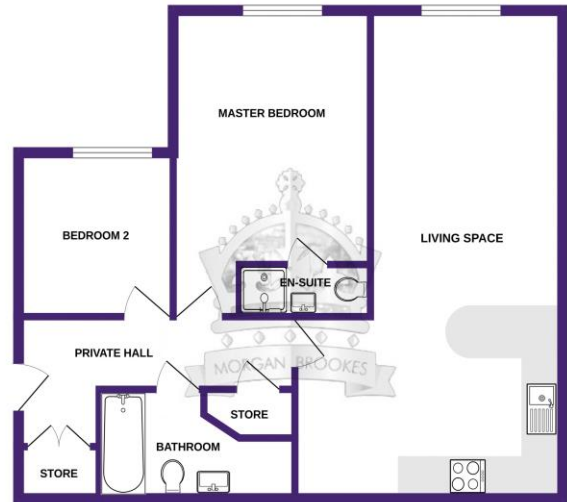
Ground Rent: N/A

Ground Rent Reviewed: TBC

Service Charge: £1130 PA

Service Charge Reviewed: TBC

GROUND FLOOR



MORGAN BROOKES  
While every effort has been made to ensure the accuracy of the floorplan (based on measurements of doors, windows, stairs and any other items are appropriate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should not be used as a basis for any prospective purchase. The intention of this plan is to provide a general overview of the property and its location. It is not intended to be a substitute for a professional survey. No liability or responsibility can be given. Plans are for information only.

**Local Authority Information**  
**Castle Point Borough Council**  
**Council Tax Band: C**

**Sales | Lettings | Property Management**  
**01268 755626 [morganbrookes.co.uk](http://morganbrookes.co.uk)**

**£295,000**

### 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.