



- FIRST FLOOR FLAT
- WALK IN WARDROBE/STUDY
- 13' FITTED KITCHEN
- ATTRACTIVE LOUNGE

Flat 7 , 308 Hart Road, Thundersley, Essex , SS7 3UP

Guide Price £225,000

This first floor flat is an IDEAL FIRST TIME PURCHASE or may even suit an investor. Offering GOOD SIZE ACCOMMODATION which includes a 13' fitted kitchen two bedrooms with a walk in wardrobe/study off the second bedroom. There is an allocated parking space to the rear and further visitors parking.



Property Description

ENTRANCE HALL

Entrance door leads to the spacious entrance hall. Radiator. Access to the loft.

LOUNGE

14' 1" x 12' 7" narrowing to 10' (4.29m x 3.84m) This attractive room has 2 double glazed windows to the front aspect. Double radiator. 3 wall light points. Coving. Fire surround. Wood effect flooring.

KITCHEN

13' 10" x 7' 6" (4.22m x 2.29m) Double glazed window to the front. Wall mounted gas fired central heating boiler. A range of units at eye and base level with ample work surfaces over. Ceramic hob with built under oven. Extractor cooker hood. Radiator.

BEDROOM ONE

10' 2" x 9' 9" (3.1m x 2.97m) Double glazed window to the rear. Radiator. Wood effect flooring.

BEDROOM TWO

10' 2" x 7' 9" narrowing to 6' 11" (3.1m x 2.36m) Double glazed window to the rear. Radiator. Door to a walk in wardrobe/study which has a double glazed window to the rear. Radiator.

BATHROOM

With a 3 piece suite comprising a low level wc wash hand basin and panelled bath with an independent shower over. Double glazed obscure window to the side. Radiator. Fully tiled to all visible walls.





PARKING

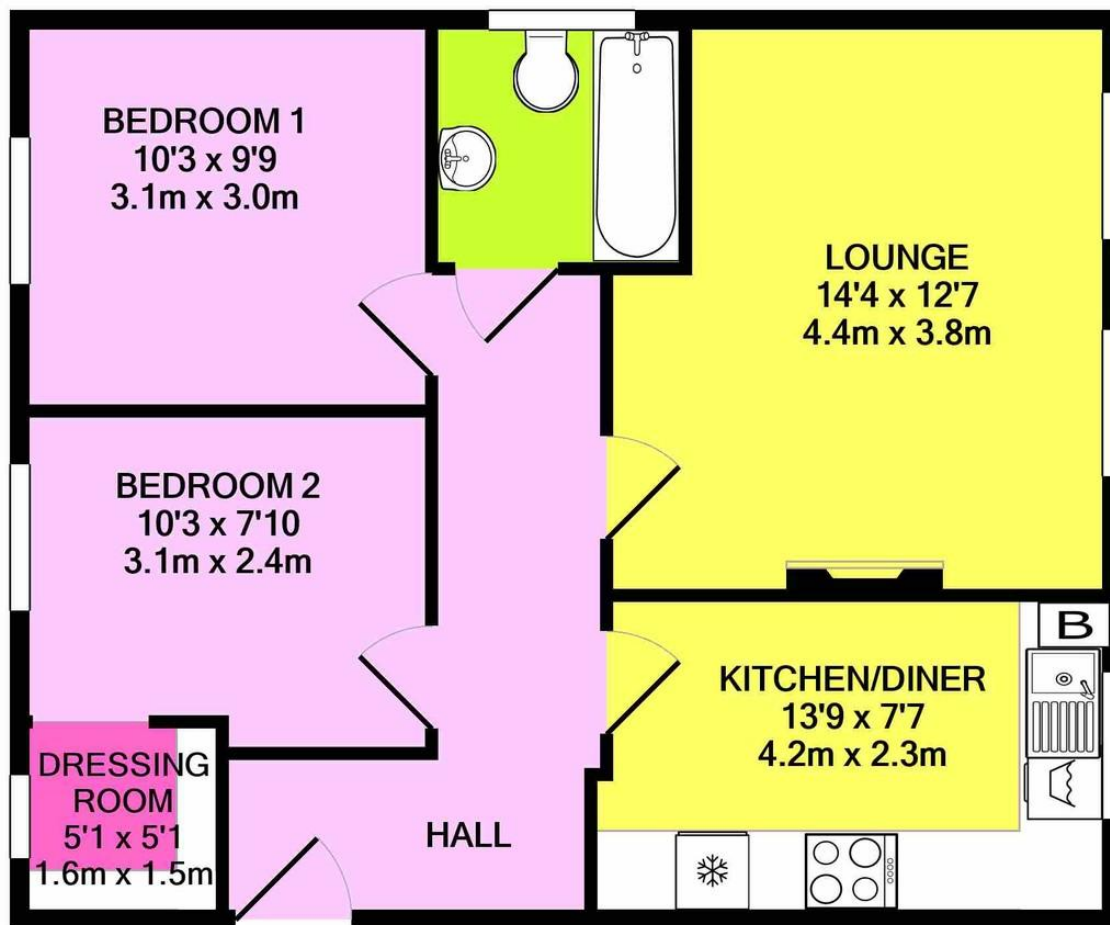
Allocated parking to the rear for one vehicle plus visitors space.

TENURE

Leasehold. We understand there will be a new 125 year lease granted on completion. Ground rent £150 per annum. Service charge approximately £600 per annum.

AGENT NOTE

In this particular property you have no apartments below or above you. Short drive to local amenities including retail park, A13, A127 and bus routes. It is also a short drive to Rayleigh and Benfleet train station.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	76 c
55-68	D		
39-54	E		
21-38	F		

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements