







- CLOSE TO TARPOTS SHOPS
- NO ONWARD CHAIN
- DOUBLE BEDROOM
- SHOWER ROOM

# 4 Swan Court, 80 London Road, Benfleet, Essex, SS7 5TJ

# Guide Price £140,000

So close to Tarpots shops this FIRST FLOOR MAISONETTE on this popular over 55's development is offered for sale with NO ONWARD CHAIN. With a long lease the accommodation comprises a GOOD SIZE LOUNGE, fitted kitchen, DOUBLE BEDROOM with FITTED WARDROBES and SHOWER ROOM. PARKING AVAILABLE ON SITE.







# Property Description

#### WHAT WE LOVE

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#### ENTRANCE HALL

Entrance door leads to the entrance hall with stairs leading to the first floor.

#### LOUNGE/DINER

16' 8" x 11' 6" (5.08m x 3.51m) Lead light double glazed window to the front. Coving. Open plan to the:-

## KITCHEN

7' 10" x 5' 10" (2.39m x 1.78m) Fitted with units at eye and base level with work surfaces over. Single drainer sink unit with a mixer tap. 4 ring electric hob and a built under oven. Extractor cooker hood. Space and plumbing for a washing machine. Space for fridge. Coving.

## BEDROOM ON E

11' 3 plus wardrobes" x 8' 8" (3.43m x 2.64m) Double glazed window to the rear. Access to the loft. Fitted wardrobes and overhead cupboards.

## SHOWER ROOM

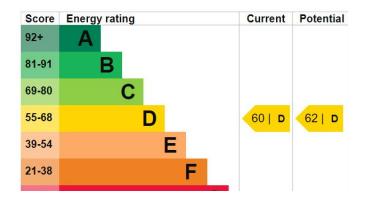
Low level wc vanity wash hand basin set into a work surface with cupboards under. Concealed space for a tumble dryer. Corner shower. Heated towel rail. Fully tiled to all visible walls.

PARKING Available on site.

TENURE LEASEHOLD.

We understand a 199 year lease was granted on the 12th January 1989 Ground rent £50 per annum Service charge approx £410 per annum includes cleaning and gardening.

COUNCIL TAX BAND Castle Point Borough Council Band B



294 Kiln Road, Benfleet, Essex, SS7 1QT

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