

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Ashwood Lodge, 422 High Road, South Benfleet, SS7 5AQ



£220,000

WILLIAMS & DONOVAN - within easy reach of High Road shops and amenities is this two bedroom purpose built first floor flat, which is offered for sale with NO ONWARD CHAIN. This property benefits from having a lounge measuring 15' 7"; two good sized bedrooms; communal gardens; allocated parking for two vehicles; share of the freehold; lease length remaining 92 years and would make an ideal FIRST TIME BUY.

EPC rating - C. Our ref: 14774

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

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# Ashwood Lodge, 422 High Road, South Benfleet, SS7 5AQ

Accommodation comprises:

Entrance via communal security entrance door to COMMUNAL ENTRANCE HALL. Stairs to FIRST FLOOR. Personal entry door to:

## RECEPTION HALL

Doors to:

## LOUNGE 15' 7" x 10' 1" (4.75m x 3.07m)

Coved ceiling. UPVC double glazed window to front aspect. Dado rail. Radiator.



## KITCHEN 6' 10" x 6' 2" (2.08m x 1.88m)

Coved and skimmed ceiling. Obscure uPVC double glazed window to side aspect. Range of base and eye level units. Roll edged working surfaces. Inset 4 ring electric hob with extractor fan above and electric oven under. Inset stainless steel sink. Integrated fridge and freezer. Space and plumbing for washing machine. Laminate wood effect flooring.



## SHOWER ROOM 7' 4" x 4' 7" (2.24m x 1.4m)

Coved ceiling. Three piece white suite comprising close coupled dual flush w/c, pedestal mounted wash hand basin with chrome mixer tap and shower cubicle. Chrome heated ladder style towel rail. Tiled walls. Vinyl flooring.



## BEDROOM ONE 10' 5" x 8' (3.18m x 2.44m)

Coved ceiling. Obscure uPVC double glazed window to rear aspect. Radiator.



## BEDROOM TWO 9' 9" x 7' (2.97m x 2.13m)

Coved ceiling. UPVC double glazed window to rear aspect. Wardrobes to remain. Radiator.



**Agent's Note:**

**This property has a one quarter share of the Freehold.**

**Lease length - 92 years**

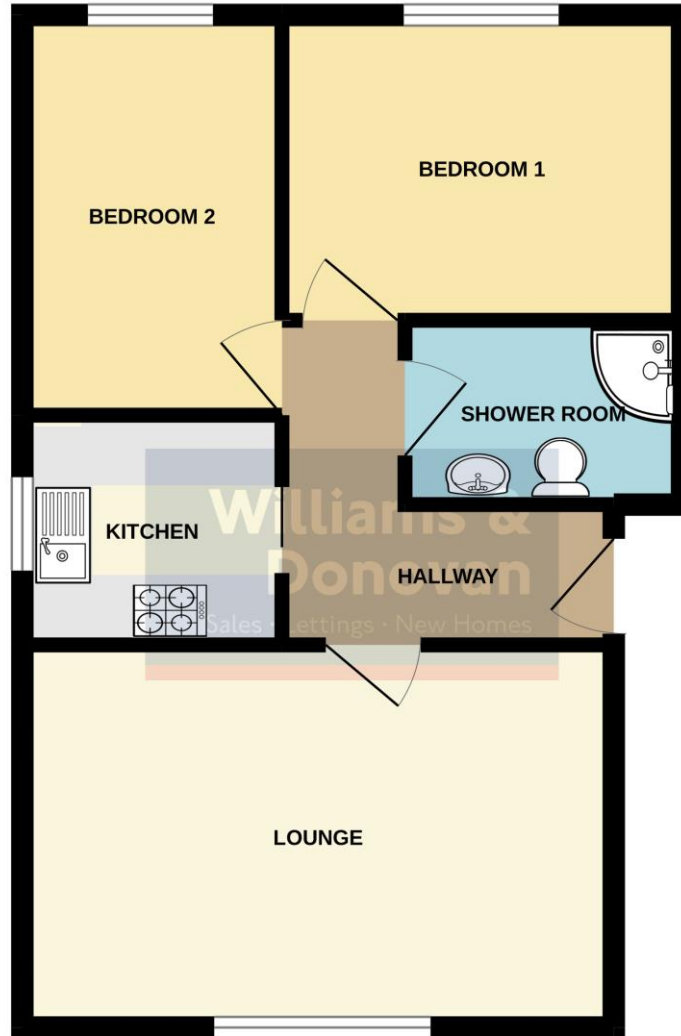
**Service Charge - £40 pcm (includes Building Insurance and Maintenance)**

**OUTSIDE OF PROPERTY:**

Communal gardens to rear of property which are mostly laid to lawn. Fencing to all boundaries. Large, allocated parking area accessed from Wincoat Drive, with two allocated spaces.



GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 437 sq.ft. (40.6 sq.m.) approx.

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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**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.**

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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.