

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Forest House, Catherine Road, Benfleet, SS7 1AR



£160,000

**\*LANDLORDS WANTED\***

This is a spacious two bed ground floor flat being sold with tenant in situ.  
Lease length - 49 years. Service charge - £60 per calendar month. Ground rent - £25 per annum. EPC rating - D. Our ref: 14999

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

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# Forest House, Catherine Road, Benfleet, SS7 1AR

Accommodation comprises:

Entrance via communal door to COMMUNAL HALLWAY. Personal door to:

## HALLWAY

Skimmed ceiling. Built in storage cupboard. Radiator. Doors to:

## KITCHEN 13' 7" x 8' 2" (4.14m x 2.49m)

Skimmed ceiling. Two uPVC double glazed windows to front aspect. Further uPVC double glazed window to side aspect. Range of base and eye level units. Roll edged working surfaces. Inset one and a half bowl sink drainer with chrome mixer tap. Tiled splashbacks. Space for electric oven. Under counter storage space for fridge and freezer. Space and plumbing for washing machine. Radiator. Vinyl flooring.



## BATHROOM 8' 1" x 5' (2.46m x 1.52m)

Coved ceiling. Obscure uPVC double glazed window to side aspect. Three piece suite comprising close coupled dual flush w/c, pedestal mounted wash hand basin with chrome mixer tap and panelled bath with chrome shower mixer tap. Radiator. Part tiled walls. Vinyl flooring.



## LOUNGE 16' 7" x 13' 6" (5.05m x 4.11m)

Coved ceiling. Two uPVC double glazed windows to side aspect. Radiator.



## INNER HALL

Coved ceiling. Doors to:

## BEDROOM ONE 16' 8" x 9' 4" (5.08m x 2.84m)

Coved and skimmed ceiling. Two uPVC double glazed windows to rear aspect. Radiator.

## BEDROOM TWO 14' 3" x 9' 3" (4.34m x 2.82m)

UPVC double glazed window to side aspect. Radiator.



## OUTSIDE OF PROPERTY:

Communal grounds and parking.



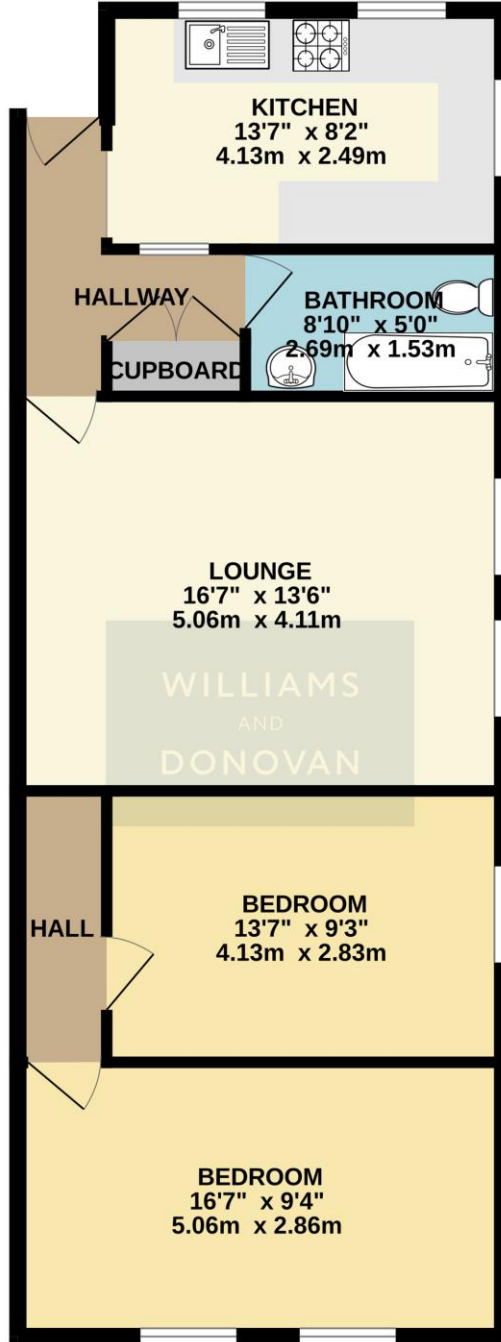
### Agent's Note:

**This property has a lease of 49 years.**

**Service Charge - £60 per calendar.**

**Ground Rent - £25 per annum.**

GROUND FLOOR  
741 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.9 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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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.