



- OPEN PLAN
- RENOVATED TO A HIGH SPECIFICATION
- LOCATED IN A POPULAR DEVELOPMENT
- CLOSE TO HADLEIGH TOWN CENTRE

Flat 21 Kings Lodge, Benfleet Road, Benfleet, Essex, SS7 1LY

Guide Price £225,000

Ideal first time buy or investment. 1 bedroom first floor flat renovated to a very high standard in a popular purpose built development located within walking distance of Hadleigh Town Centre and close to bus routes with 2 allocated parking spaces. VIEWING RECOMMENDED.



Property Description

ENTRANCE

Entrance is via a communal entrance door to the communal entrance hall. A personal entrance door to the flat takes you into the open plan hall, kitchen and lounge area with light wood effect laminate flooring. Cupboard housing the hot water tank. Wall mounted security entry phone. Consumer unit. Smooth plastered ceiling with spotlights throughout.

KITCHEN AREA

22' 1" x 9' 6" (6.73m x 2.9m) The kitchen comprises of base and eye level units in a modern grey matt style with cream granite work surfaces over and an underslung stainless steel sink with glass splash backs as well as complementary dark brown wood effect units. Integrated electric oven, dishwasher, washing machine, fridge freezer and microwave oven. Induction hob with feature ceiling mounted stainless steel extractor fan over. Ample work surfaces and breakfast bar to the lounge area. Lead light double glazed window to the side with blue stained glass detail.

LOUNGE AREA

This nicely decorated lounge area with 3d effect brick wall paper is large enough to accommodate a good sized sofa. Leadlight double glazed window to the rear overlooking the communal gardens with blue stained glass detail. Modern electric wall heater with remote control.

BEDROOM

12' 1" x 9' 7" (3.68m x 2.92m) The bedroom has a useful free standing double wardrobe with sliding mirrored doors which will remain. Feature wallpaper to 2 walls. Leadlight double glazed window to the rear overlooking the communal gardens with blue stained glass detail. Modern electric wall heater with remote control. Carpet





SHOWER ROOM

6' 8" x 6' 0" (2.03m x 1.83m) Entrance to the shower room is via a sliding frosted glass door. The shower room has been refitted to a very high standard and comprises of a modern unit incorporating the hand wash basin and WC with concealed cistern. Wall hung mirror with light. Large walk in shower, tiled to all visible walls with an electric shower with rain water head as well as an additional hand held attachment. Useful recessed shelf with light for shampoos etc. Chrome heated towel rail. Modern tiled flooring with underfloor heating with all visible walls tiled in a complementary tile. Smooth plastered ceiling with spotlights.

GARDENS AND PARKING

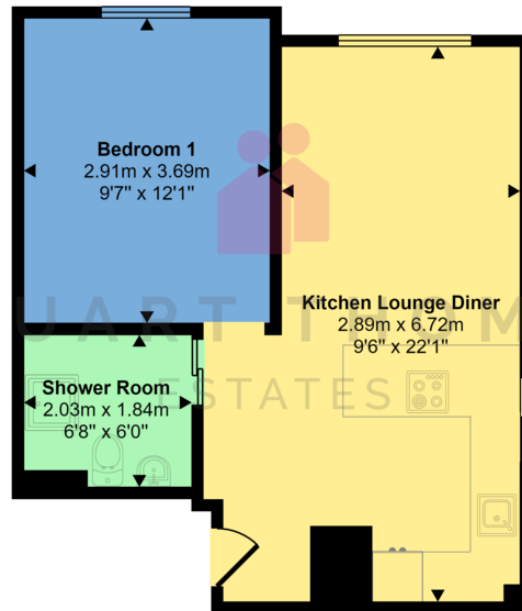
The flat has access to communal gardens to the rear of the development and has 2 allocated parking spaces.

GENERAL

The vendor advises that the flat has a lease of 970 years with ground rent of £154 per annum paid in 2 instalments of £77 every 6 months. The service charge which includes water is £1846.32 again paid in 2 instalments of £923.16.

Council Tax Band B paid to Castle Point Borough Council.

Approx Gross Internal Area
38 sq m / 409 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

core	Energy rating	Current	Potential
2+	A		
1-91	B		
9-80	C		75 c
5-68	D	68 d	
9-54	E		
1-38	F		
-20	G		

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