

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Hazelwood, Benfleet, SS7 4NW



### Offers in Excess of £180,000

WILLIAMS and DONOVAN are pleased to offer for sale this well presented one bedroom ground floor flat with NO ONWARD CHAIN in a quiet cul-de-sac location with communal garden and parking, and a long lease in the region of 107 years. IDEAL FOR FIRST TIME BUYERS OR INVESTORS. EPC rating - C. Our ref: 15676

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

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Accommodation comprises:

Entrance via entrance door to communal entrance hall.

Solid wood personal door to:

## HALLWAY

Two storage cupboards. Radiator. Laminate wood flooring.

## LOUNGE 15' 2" x 11' 5" (4.62m x 3.48m)

Double glazed windows to side and rear aspects. Radiator. Laminate wood flooring.



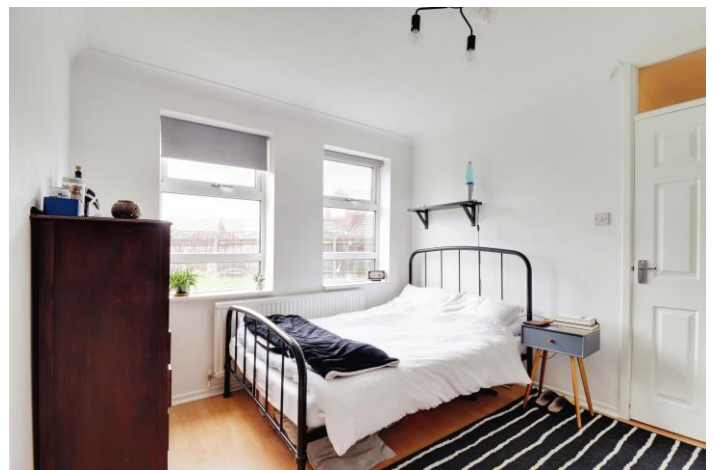
## KITCHEN 9' 4" x 6' 5" (2.84m x 1.96m)

Double glazed window to rear aspect. A range of base and eye level units incorporating roll top work surfaces with stainless steel sink drainer unit. Integrated four ring electric hob. Integrated electric oven. Space for washing machine, tumble dryer and fridge freezer. Tiled splash backs. Wall mounted combination boiler. Radiator.



## BEDROOM 11' 10" x 9' 9" (3.61m x 2.97m)

Double glazed windows to rear aspect. Laminate wood flooring. Radiator.



## BATHROOM 7' 8" x 5' 4" (2.34m x 1.63m)

Three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level wc. Skimmed ceiling. Chrome heated towel rail. Tiled walls. Tiled flooring. Extractor fan.



**OUTSIDE OF PROPERTY:**

Communal gardens. Communal car park.  
GARAGE in block.

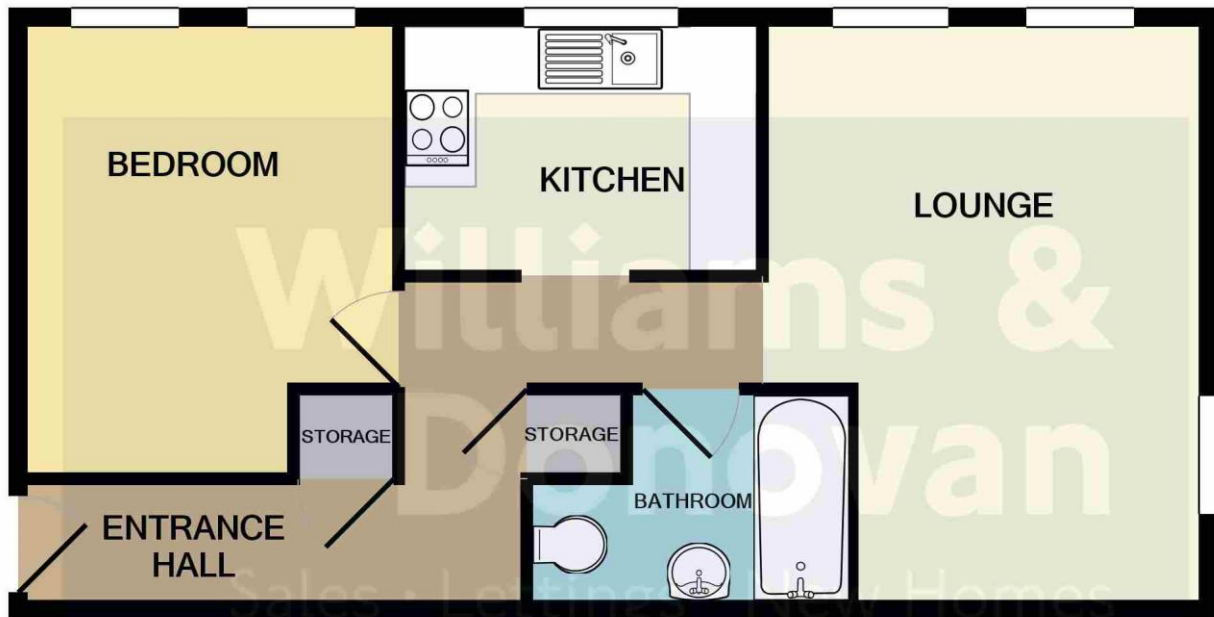


**Agent's Note:**

**Lease length - 107 years.**

**Service charge including Ground rent - £101  
per calendar month.**





TOTAL APPROX. FLOOR AREA 462 SQ.FT. (42.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.