

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Quill House, 211 London Road, Benfleet, SS7 5UN



**GUIDE PRICE £300,000 - £320,000**

WILLIAMS and DONOVAN are pleased to offer for sale this stunning two bedroom penthouse apartment situated in a modern block which is less than 5 years old. This spacious property benefits from having an open plan kitchen/lounge and two double bedrooms, all of which have access to the South facing balcony; four piece bathroom; allocated and visitor parking; secure door entry; communal gardens and is conveniently situated for local and major routes and a short drive to Benfleet station, Hadleigh Town Centre and High Road amenities. 996 year lease. EPC rating - B. Our ref: 15671

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

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# Quill House, 211 London Road, Benfleet, SS7 5UN

Accommodation comprises:

Entrance via secure entry door to COMMUNAL HALLWAY. Stairs to all floors.

Personal entry door to:

## HALLWAY

Storage cupboard housing boiler. High quality laminate wood effect flooring. Doors to:



## KITCHEN/LOUNGE 22' 10" x 16' 3" (6.96m x 4.95m)

Skimmed ceiling with spotlight insets. Two double glazed Velux windows to side aspect. Double glazed French style doors, with integrated blinds, leading to balcony. Range of modern base and eye level units with square edged working surfaces. Inset sink drainer with chrome mixer tap. Inset four ring hob with extractor over and oven under. Integrated dishwasher. Integrated fridge/freezer. Matching central island. Two radiators. High quality laminate wood effect flooring.





### BEDROOM ONE 13' 5" x 13' 1" (4.09m x 3.99m)

Skimmed ceiling. Double glazed French style doors, with integrated blinds, leading to balcony. Radiator.



### BEDROOM TWO 16' reducing to 13' 10" x 10' 7" (4.88m > 4.22m x 3.23m)

Skimmed ceiling. Double glazed French style doors with integrated blinds, leading to balcony. Radiator. Recessed area suitable for wardrobes.



### LUXURY BATHROOM

Skimmed ceiling with spotlight insets. Double glazed Velux window to side aspect. Four piece suite comprising close coupled w/c, vanity mounted hand wash basin with LED wall mounted mirror over, panelled bath and shower cubicle. Heated towel rail. Extractor fan. Tiled walls. Laminate wood effect flooring.



### SOUTH FACING BALCONY

Accessed from the LOUNGE and both BEDROOMS. Composite decking. Space for seating.



### OUTSIDE OF PROPERTY:

Undercover allocated parking for one vehicle with further parking for visitors. bin store. Communal gardens.

### Agent's Note:

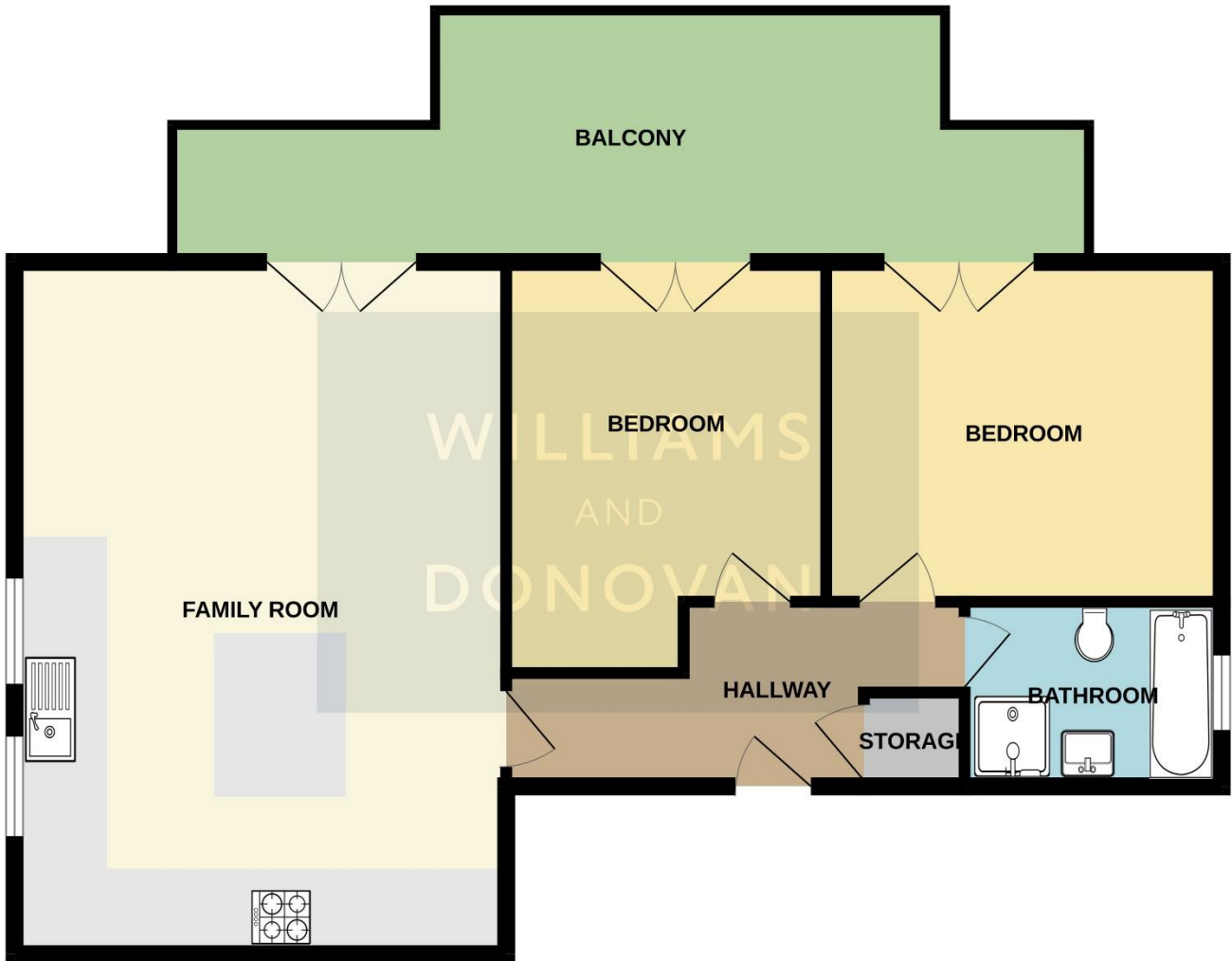
**Lease length - 996 years.**

**Share of freehold.**

**Service charge - £1380 per annum (paid in monthly instalments).**

**No Ground Rent.**

GROUND FLOOR  
825 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.6 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.