

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Kings Lodge, Benfleet Road, Benfleet, SS7 1LY



GUIDE PRICE £200,000 - £210,000

WILLIAMS and DONOVAN are pleased to offer for sale this really well presented, spacious one bedroom first floor flat, situated in a purpose built block conveniently located for local shops, Hadleigh Town Centre and bus and major routes. This property has a long lease of approx. 969 years and offers a good INVESTMENT opportunity or FIRST TIME BUY, benefitting from having lounge measuring 16' 8" x 15' 4"; four piece bathroom suite; two allocated parking spaces and communal gardens to rear.

EPC rating - C. Our ref: 15481

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

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Kings Lodge, Benfleet Road, Benfleet, SS7 1LY

Accommodation comprises:

Entrance via communal entrance door to COMMUNAL ENTRANCE HALL. Stairs to all floors. Personal entrance door to:

HALLWAY

Skimmed ceiling. Radiator. Secure entry phone system. Feature archway and stained glass windows to:

LOUNGE/DINER 16' 8" reducing to 11' 3" x 15' 4" (5.08m > 3.43m x 4.67m)

Ornate coved and skimmed ceiling. Double glazed windows to front aspect. Feature fireplace with electric fire insert. Radiator. Wall lighting. Built in storage cupboard. Double opening doors to:



INNER HALLWAY

Coved and skimmed ceiling. Laminate flooring. Opening to:

KITCHEN 10' 2" x 9' 5" (3.1m x 2.87m)

Skimmed ceiling. Double glazed window to side aspect. Range of base and eye level units. Tiled working surfaces. Inset sink drainer. Inset 4 ring electric hob with extractor hood over and electric oven under. Space for washing machine. Space for fridge/freezer. Tiled splashbacks. Laminate flooring.



BEDROOM 11' 4" x 10' 3" (3.45m x 3.12m)

Coved and skimmed ceiling. Double glazed window to front aspect. Radiator. Airing cupboard housing boiler.



BATHROOM 9' 1" reducing to 6' 8" x 6' 4" (2.77m > 2.03m x 1.93m)

Skimmed ceiling with spotlight insets. Four piece suite comprising close coupled w/c, hand wash basin with storage beneath, panelled bath with shower attachment and shower cubicle with mixer shower. Heated towel rail. Tiled walls. Extractor fan. Tiled floor.



OUTSIDE OF PROPERTY:

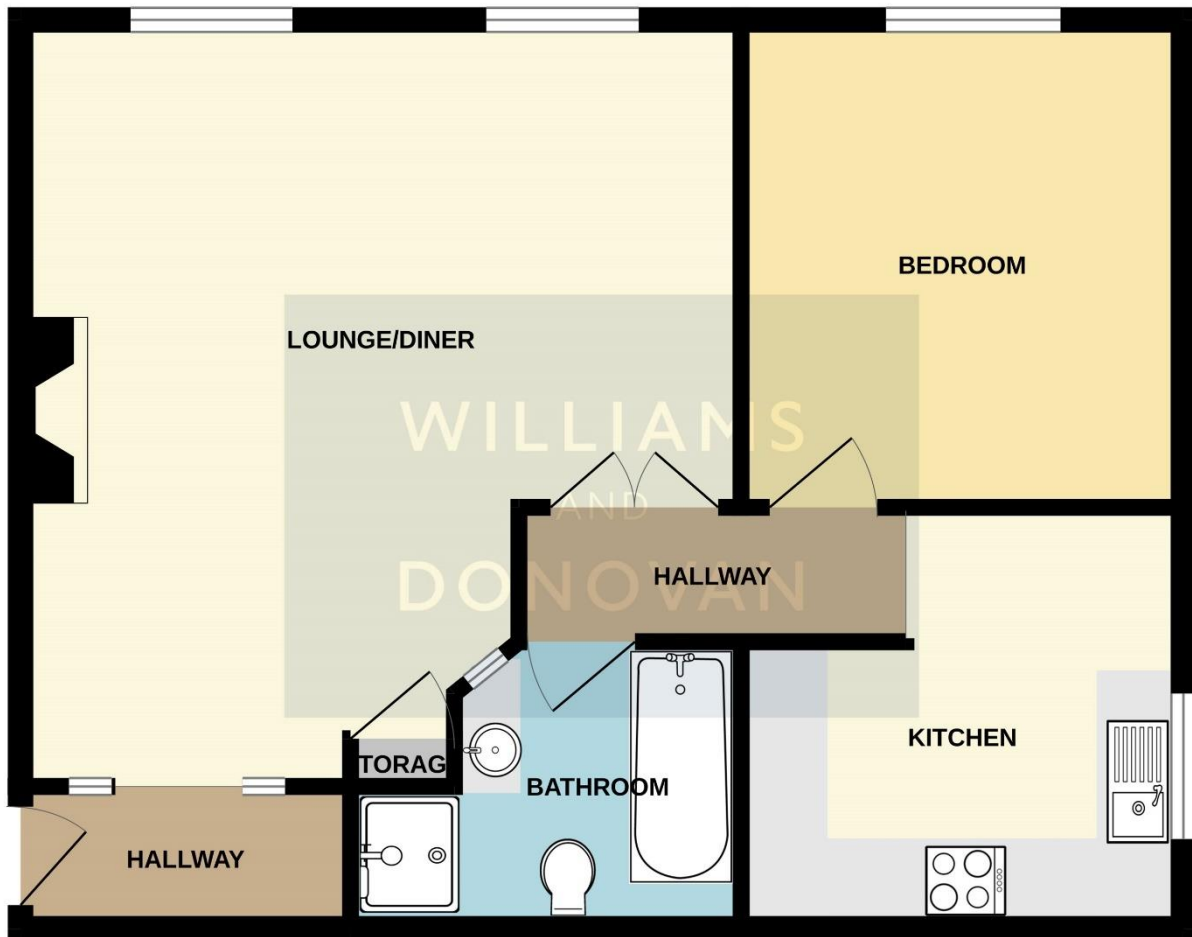
To the **REAR** of the property are two allocated parking spaces along with **COMMUNAL GARDENS**.

Agent's Note:

**Long lease 969 years approx.
Ground rent £138 per annum
Service charge £2,000 per annum**



GROUND FLOOR
562 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 562 sq.ft. (52.3 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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