

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Manna Heights, London Road, Benfleet, SS7 1AX



£260,000

We are delighted to offer for sale this stunning two bedroom ground floor apartment, which is situated in a modern block built approx. 8 years ago. This lovely property benefits from having a spacious open plan kitchen/family room, two double bedrooms with en-suites to both and an additional cloakroom, allocated parking for one vehicle and guest parking.

Lease length approx. 118 years.

Council Tax Band - C. EPC rating - B. Our ref: 15626

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Manna Heights, London Road, Benfleet, SS7 1AX

Accommodation comprises:

COMMUNAL ENTRANCE

Entrance via secure entry door to COMMUNAL HALL. Stairs and lift to all floors. Personal entrance door to:

HALLWAY

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



CLOAKROOM

Skimmed ceiling with inset spotlights. Extractor fan. Close coupled WC. Pedestal hand wash basin. Chrome heated towel rail. Fully tiled.

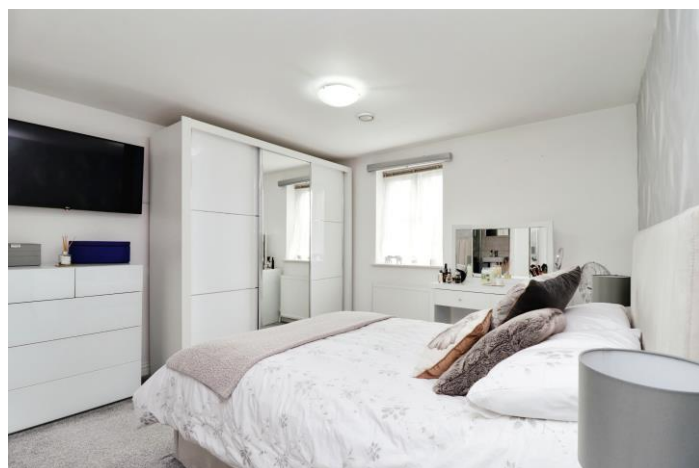
KITCHEN/FAMILY ROOM 23' 8" x 10' 5" (7.21m x 3.18m)

Skimmed ceiling with inset spotlights. Double glazed window to front aspect. Range of base and eye level units. Square edge worktops. Stainless steel one a half sink/drain. Integrated four ring electric hob. Extractor fan above. Space for washing machine, fridge/freezer. Breakfast bar. Tiled splashbacks. Part tiled flooring. Part carpet. Radiator.



BEDROOM ONE 15' 1" reducing to 10' 8" x 11' 5" (4.6m > 3.25m x 3.48m)

Skimmed ceiling. Double glazed window to front aspect. Radiator. Door to:



EN SUITE ONE 6' 6" x 3' 10" (1.98m x 1.17m)

Skimmed ceiling with inset spotlights. Extractor fan. Double shower cubicle with mixer shower. Close coupled WC. Pedestal hand wash basin. Chrome heated towel rail. Fully tiled.



EXTERIOR

The property has communal grounds and a car park with one allocated car parking space and visitors spaces.

BEDROOM TWO 16' 4" x 8' 5" reducing to 5' 0" (4.98m x 2.57m > 1.52m)

Skimmed ceiling. Double glazed windows to front and side aspects. Built in storage cupboard housing combi boiler. Door to:



EN SUITE TWO 7' 2" x 3' 9" (2.18m x 1.14m)

Skimmed ceiling with inset spotlights. Double shower cubicle with mixer shower. Close coupled WC. Pedestal hand wash basin. Chrome heated towel rail. Fully tiled.



Agent's Note:

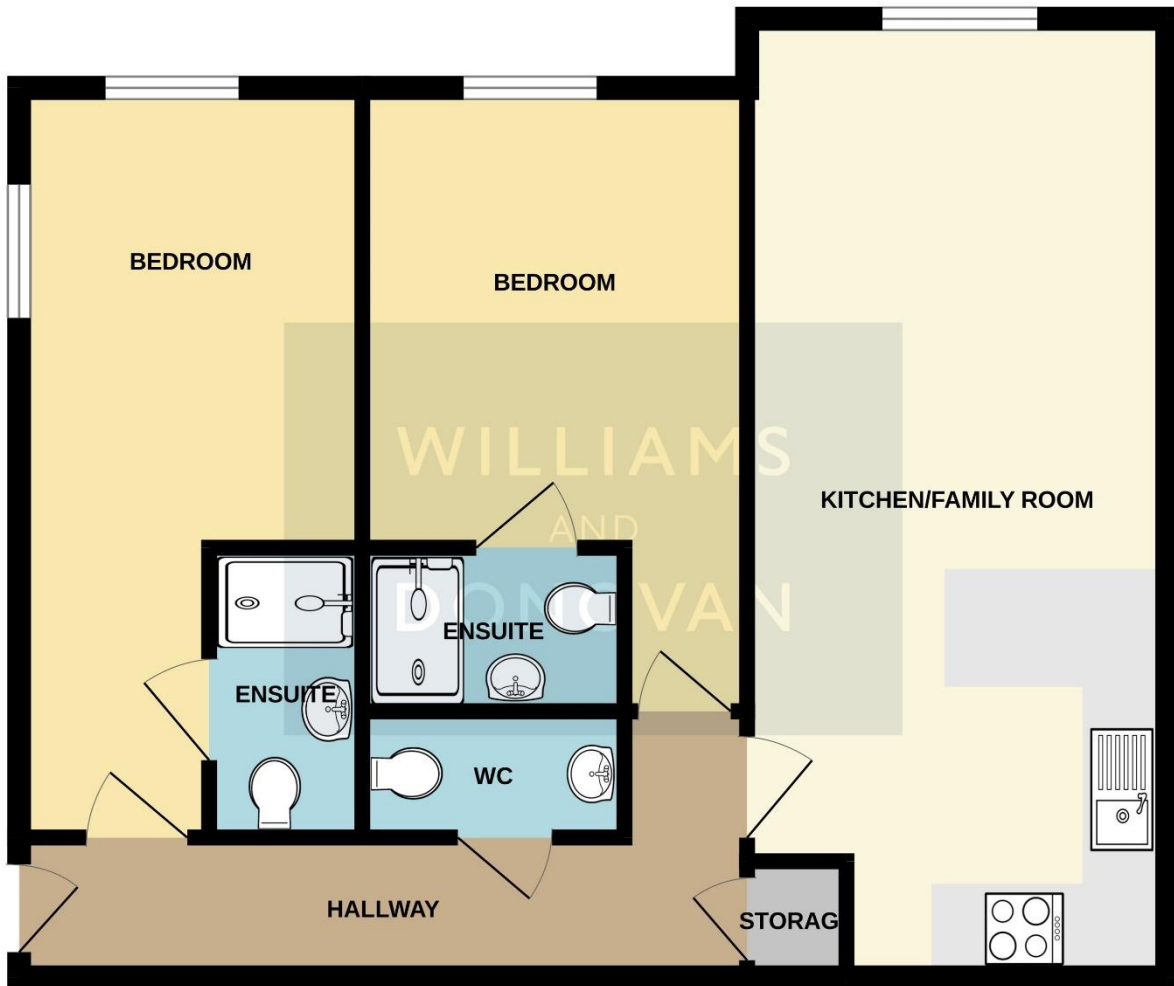
Lease length - 118 years approx.

Ground rent - £300 per annum.

Service charge - £1045 per annum

Building Insurance - £197 per annum

GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 640 sq.ft. (59.5 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.