

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Little Tarpots Court, London Road, Benfleet, SS7 5UP



£240,000

Offered for sale with NO ONWARD CHAIN is the lovely two bedroom first floor apartment. Immaculately presented, this property benefits from having a spacious kitchen/family room with balcony; en suite to bedroom one; a long lease of approx. 110 years and is situated conveniently just off the A13, London Road, within easy reach of the many amenities on offer at Tarpots. Council Tax Band – C. EPC rating - C. Our ref: 15654

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Little Tarpots Court, London Road, Benfleet, SS7 5UP

Accommodation comprises:

Entrance via secure entrance door to:

COMMUNAL ENTRANCE HALL

Stairs to FIRST FLOOR. Personal entry door to:

HALLWAY

Skimmed ceiling with inset spotlights. Radiator. Laminate flooring. Phone entry system. Doors to:



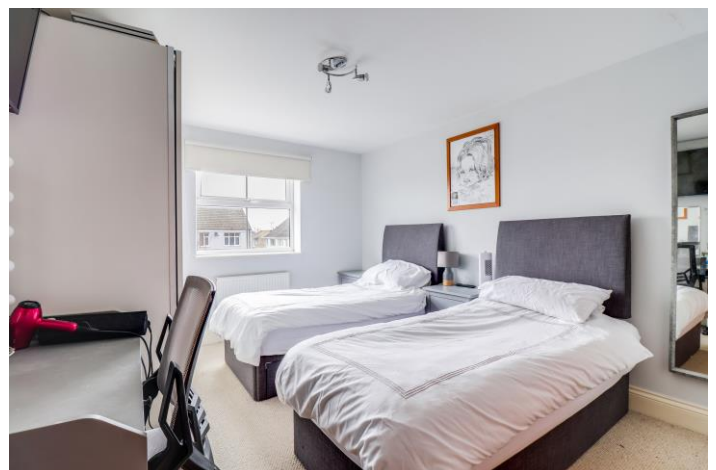
KITCHEN/FAMILY ROOM 22' 6" x 11' 8" (6.86m x 3.56m)

Skimmed ceiling with inset spotlights. Double glazed window to front aspect. Double glazed French doors leading onto private Balcony. Range of base and eye level units. Roll edge worktops. Stainless steel one a half sink/drainer. Integrated four ring electric hob with extractor hood above. Integrated electric oven. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine. Downlighting. Concealed wall mounted combi boiler. Laminate flooring. Two radiators.



BEDROOM ONE 13' 0" x 10' 1" (3.96m x 3.07m)

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



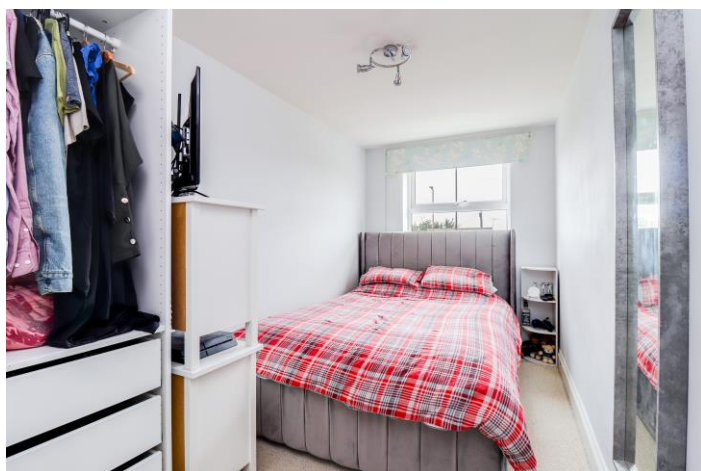
EN SUITE 6' 8" x 5' 8" (2.03m x 1.73m)

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



BEDROOM TWO 13' 1" x 6' 8" (3.99m x 2.03m)

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



BATHROOM 6' 7" x 6' 6" (2.01m x 1.98m)

Skimmed ceiling with inset spotlights. Panel bath with shower attachment. Hand wash basin. Close coupled WC. Chrome heated towel rail. Fully tiled. Extractor fan.



EXTERIOR

Communal gardens. Communal car park with allocated parking for one car.



AGENTS NOTES

Property built in 2007

Lease length - 110 years approx.

Ground rent - £323 per annum

Service charge - £1,200 per annum



TOTAL FLOOR AREA : 656 sq.ft. (61.0 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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