

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Lyndbourne Court, London Road, Benfleet, SS7 5UG



£165,000

ATTENTION INVESTORS we are pleased to offer for sale with NO ONWARD CHAIN, this two bedroom ground floor flat, situated within short walking distance of the many shops and restaurants on offer nearby at Tarpots. Being sold with tenant in situ, the property is currently yielding rental income of £9,700 per annum and has a lease length of 66 years approx. Service charge £1,032 per annum approx. Ground rent £50 per annum approx. EPC rating - C. Our ref: 15089

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Lyndbourne Court, London Road, Benfleet, SS7 5UG

Accommodation comprises:

Entrance via secure entry door to COMMUNAL HALL. Personal entrance door to:

HALLWAY

Built in storage cupboard. Storage heater. Laminate wood effect floor. Doors to:

LOUNGE 15' 1" reducing to 10' 10" x 11' 7" (4.6m > 3.3m x 3.53m)

Window to side aspect. Storage heater. Laminate wood effect flooring.



KITCHEN 8' 9" x 7' 5" (2.67m x 2.26m)

Window to side aspect. Range of base and eye level units with roll edged working surfaces. Inset stainless steel sink drainer with chrome mixer tap. Tiled splashbacks. Space for electric cooker. Space for washing machine. Space for fridge/freezer. Wall mounted electric heater. Vinyl flooring.



BEDROOM ONE 12' 5" x 8' 2" (3.78m x 2.49m)

Window to side aspect. Built in mirrored wardrobes. Storage heater.



BEDROOM TWO 9' 4" x 6' 9" (2.84m x 2.06m)

Window to side aspect. Storage heater.



BATHROOM 7' 1" reducing to 4' 10" x 5' 5" (2.16m > 1.47m x 1.65m)

Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and panelled bath with wall mounted electric shower over. Vinyl flooring.

OUTSIDE OF PROPERTY:

Communal gardens. Communal bin store.
Communal car park with allocated parking for
one vehicle. Visitors' spaces.



Agent's Note:

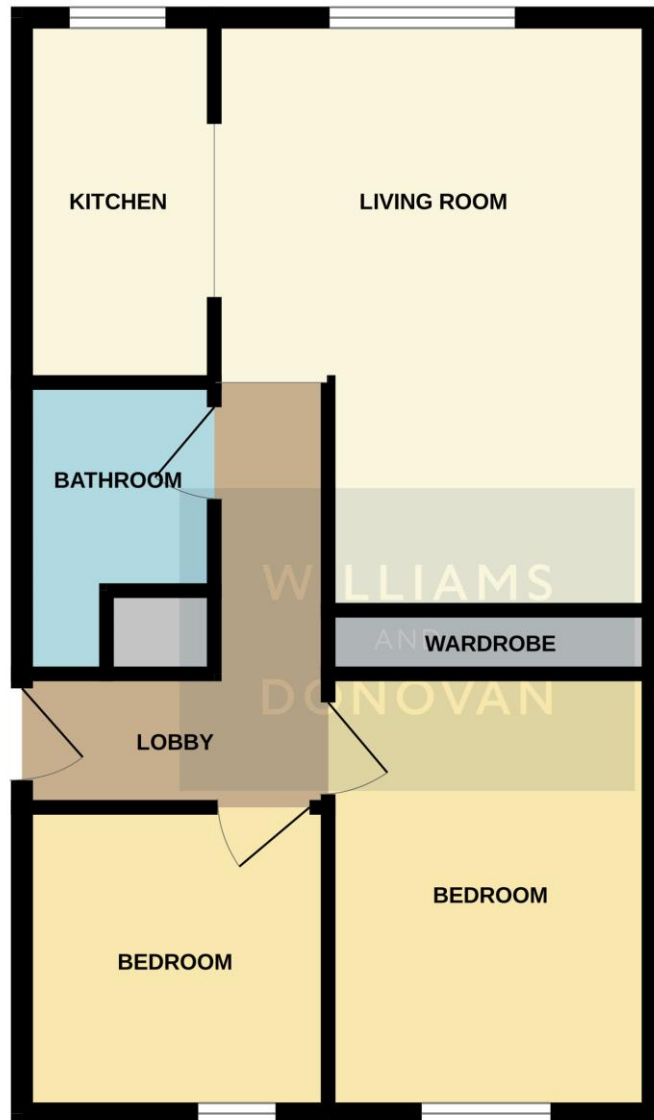
Lease length - 66 years.

**Currently achieving a rental income of £9,700
per annum.**

**Service Charge - £1,032 per annum including
buildings insurance**

Ground Rent - £50 per annum.

GROUND FLOOR



MORGAN BROOKES ESTATE AGENTS

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.