

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Halle Mews, South Benfleet, SS7 5FJ



£325,000

WILLIAMS and DONOVAN - this lovely ground floor flat is located conveniently just off the High Road, and just over a mile's walk from Benfleet station. In a block with secure gated entry and built approx. 3 years ago, this immaculately presented property benefits from having a 32' family room; bedroom one with ensuite; allocated parking space and own private terrace plus courtyard area. Lease length - 196 years.
EPC rating - B. Our ref: 15604

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Halle Mews, South Benfleet, Essex, SS7 5FJ

Accommodation comprises:

Entrance via composite door to:

KITCHEN/LOUNGE 32' x 10' 3" (9.75m x 3.12m)

Skimmed ceiling with spotlight insets. Double glazed French style doors leading to private terrace. Double glazed window to side aspect. Underfloor heating with separate heating zones. Airing cupboard housing combi-boiler. Range of base and eye level units with square edged working surfaces. Inset stainless steel sink drainer. Inset 4 ring Neff electric hob with Neff extractor fan above and Neff electric oven under. Neff washer/dryer to remain. Integrated Neff fridge/freezer. Integrated Neff dishwasher. Breakfast bar. Phone entry system. Part tiled floor. Door to:



INNER HALL

Skimmed ceiling with spotlights. Underfloor heating. Doors to:

BEDROOM ONE 13' 4" x 10' 5" (4.06m x 3.18m)

Skimmed ceiling. Double glazed sash window to front aspect. TV point. Underfloor heating. Door to:



ENSUITE 6' 7" x 4' 9" (2.01m x 1.45m)

Skimmed ceiling with spotlight insets. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and shower cubicle with mixer shower. Extractor fan. Shaving point. Tiled walls. Tiled floor.



BEDROOM TWO 15' reducing to 11' x 9' 1"
(4.57m > 3.35m x 2.77m)

Skimmed ceiling. Double glazed sash window to front aspect. TV point. Underfloor heating.



BATHROOM 9' x 6' 7" (2.74m x 2.01m)

Skimmed ceiling with spotlight insets. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and P-shaped bath with mixer shower over. Extractor fan. Shaving point. Tiled walls. Tiled floor.



OUTSIDE OF PROPERTY:

Secure gated entry. One allocated parking space. Secure gate with direct access to Sainsbury's car park.

To the **REAR** of the property is a terrace area with shed to remain.



Agent's Note:

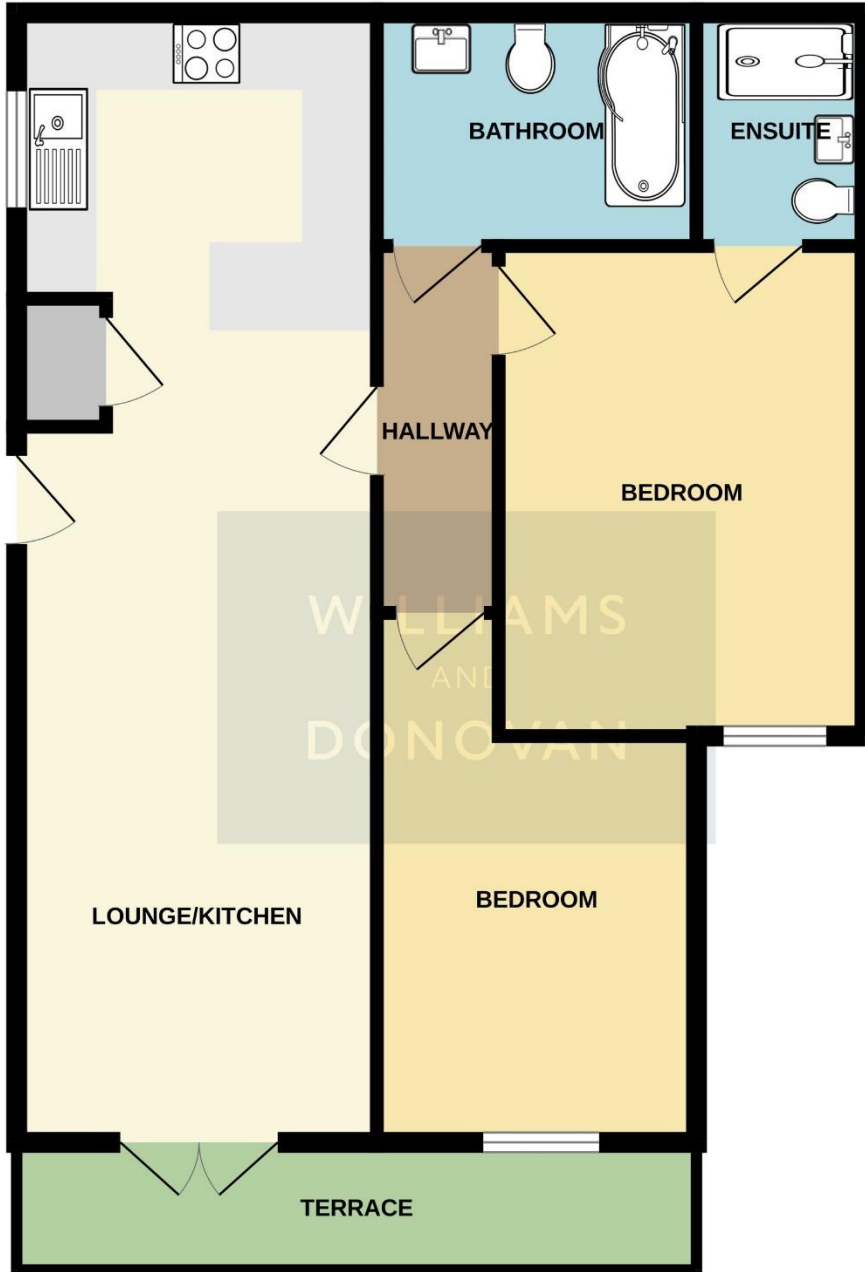
Lease length approx. 196 years, however, the owners are currently in the process of arranging for a share of the freehold at their own expense.

No ground rent.

Currently changing managing agents, current service charge is £1,047 per annum.

7 years NHBC guarantees remaining.

GROUND FLOOR
714 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 714 sq.ft. (66.4 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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