

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Brook Road, South Benfleet, SS7 5JA



£220,000

WILLIAMS and DONOVAN are delighted to offer for sale this one bedroom ground floor flat. This unique property benefits from having 18'9 lounge/kitchen, a double bedroom with dressing room, a private rear garden accessible directly from the lounge, off street parking and is located within a short walk to Benfleet mainline station. 123 year lease, no maintenance charges. EPC rating - TBC. Our ref: 15649

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Brook Road, South Benfleet, SS7 5JA

Accommodation comprises:

Entrance via composite door to:

PORCH 4' 4" x 3' 4" (1.32m x 1.02m)

Skimmed ceiling with spotlight inset, laminate tile effect flooring with a uPVC door to:

LOUNGE/KITCHEN 18' 9" x 10' 6" (5.72m x 3.2m)

Skimmed ceiling with spotlight insets, kitchen has wall and base level units with square edged worksurfaces and matching upstands, inset stainless steel sink and a half with chrome mixer tap, integrated 4 ring electric hob with extractor hood over and integrated electric oven under, integrated dishwasher, fridge and freezer, uPVC French style door to rear providing direct access to private rear garden, radiator, laminate wood effect flooring.



BEDROOM 12' 9" x 9' 8" (3.89m x 2.95m)

Skimmed ceiling with spotlight insets and wall lights, uPVC French style door to rear providing access to enclosed rear garden, radiator.



DRESSING ROOM 7' 5" x 6' 9" (2.26m x 2.06m)

Skimmed ceiling, radiator, built in storage shelves and hanging rails.

BATHROOM 6' 6" x 6' 1" (1.98m x 1.85m)

Skimmed ceiling with spotlight insets, three piece white suite comprising 'p' shaped bath with chrome shower mixer tap and shower over, vanity mounted wash hand basin, close coupled w/c, matching wall storage cupboard and electric mirror to remain, laminate tile effect flooring.



OUTSIDE OF PROPERTY:

This property has a private rear garden, measuring approx. 19' which has block paved patio and steps down to lawned area, shed to remain, fenced to all boundaries, gate at rear providing access to communal parking with space for one vehicle.

AGENT'S NOTE:

Lease remaining 123 years approx.
Ground rent £130 per annum
No maintenance charges



GROUND FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 445 sq.ft. (41.4 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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