

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Woodlands, Catherine Road, Benfleet, SS7 1FQ



GUIDE PRICE £280,000 - £290,000

WILLIAMS and DONOVAN are delighted to offer for sale this stunning two bedroom first floor apartment, which is approx. 7 years old and would make an ideal purchase for **FIRST TIME BUYERS**. The apartment is conveniently located and offers spacious kitchen/family room measuring 21' x 10' 10"; bedroom one with ensuite; further bathroom facilities; communal grounds and allocated parking. EPC rating - B. Our ref: 15715

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Accommodation comprises:

Entrance via secure video intercom to COMMUNAL HALL. Stairs to FIRST FLOOR. Personal entrance door to:

HALLWAY

Skimmed ceiling. Phone/video entry system. Radiator. Storage cupboard. Doors to:

KITCHEN/FAMILY ROOM 21' x 10' 10" (6.4m x 3.3m)

Skimmed ceiling. Double glazed window to rear aspect. Range of base and eye level units with roll edged working surfaces. Inset stainless steel sink drainer. Inset 4 ring induction hob with extractor fan above. Integrated electric oven. Integrated fridge/freezer. Integrated washing machine. Tiled splashbacks. Airing cupboard housing combi boiler. Two radiators. Part tiled floor.



BEDROOM ONE 15' 4" reducing to 10' 9" x 9' 3" (4.67m > 3.28m x 2.82m) Skimmed ceiling. Double glazed window to rear aspect. Radiator. Door to:



ENSUITE 5' 8" x 5' 4" (1.73m x 1.63m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and shower cubicle with mixer shower. Extractor fan. Chrome heated towel rail. Tiled walls. Shaving point. Tiled floor.



BEDROOM TWO 11' 2" reducing to 8' 10" x 10' 3" (3.4m > 2.69m x 3.12m) Skimmed ceiling. Double glazed window to front aspect. Radiator.



BATHROOM 6' 5" x 5' 5" (1.96m x 1.65m)

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



OUTSIDE OF PROPERTY: Communal gardens backing onto woodland. Allocated parking for one vehicle. Visitor parking. Storage and bin sheds.

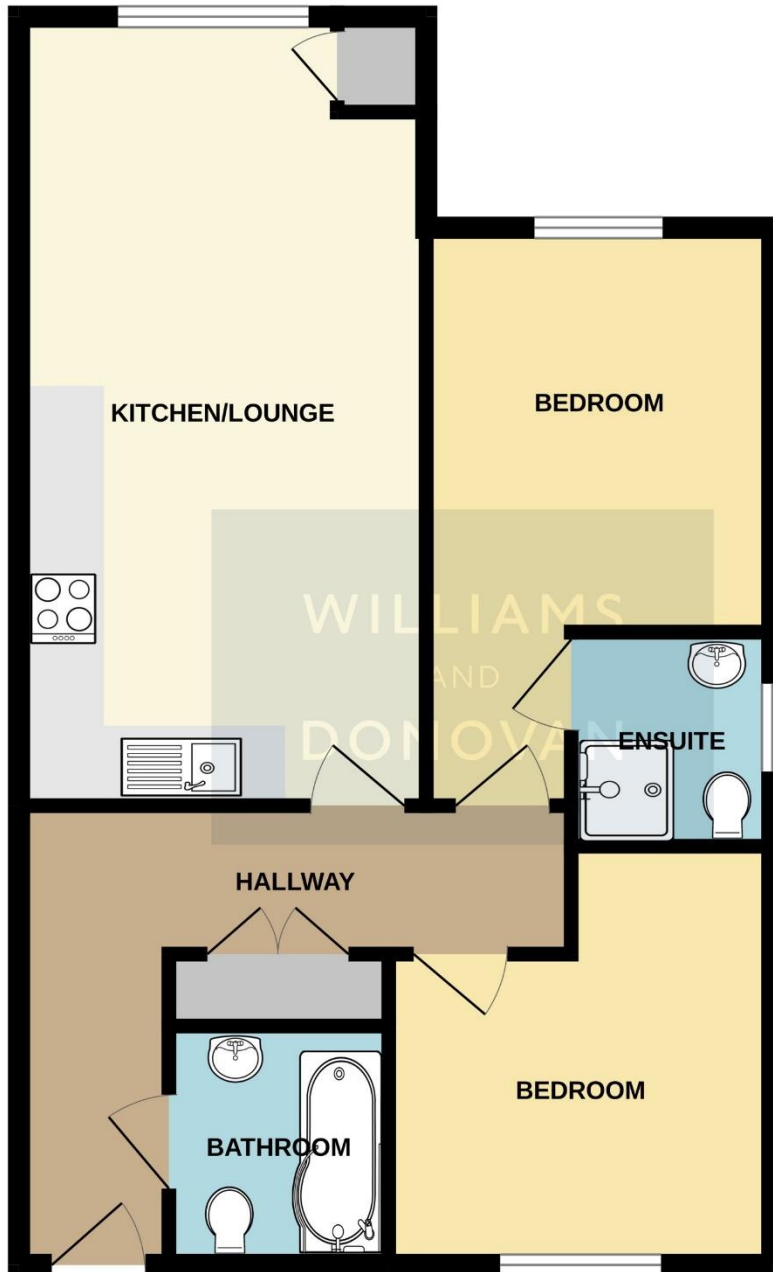
Agent's Note:

Lease length - 118 years approx.

Service charge - £1,870 per annum including building insurances

Ground rent - £300 per annum

GROUND FLOOR
614 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.1 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

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

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.