



**STUART THOMAS**  
ESTATES

**Benfleet Road**

Benfleet, SS7 1LY

- NICELY APPOINTED THROUGHOUT
- MODERN KITCHEN AND SHOWER ROOM
- CLOSE TO HADLEIGH TOWN CENTRE

**£195,000**

EPC Rating '68'



**HALL** Entrance into hallway with cupboard housing hot water tank. Security entry phone. Electric radiator. Carpet.

**LOUNGE** UPVC double glazed window to the rear with lead light effect. Modern wall mounted electric fire with wooden mantle over. Carpet.

**KITCHEN** The kitchen comprises a range of white gloss eye and base level units with wood effect rolled work surface over and white splash back tiles. Single drainer stainless steel sink unit. Electric hob and electric oven with extractor fan over. Space and plumbing for washing machine as well as a space for the fridge/freezer. Double glazed window to the side with lead light effect. Wood effect vinyl flooring.

**BEDROOM** The bedroom has a double fitted wardrobe with sliding mirrored doors. UPVC double glazed window to the rear with lead light effect. Electric radiator with timer and independent room thermostat. Carpet.

**SHOWER ROOM** The bathroom has a double walk in shower with sliding doors and electric shower. White gloss vanity wash basin with cupboards under and a mixer tap. Close coupled WC. Fully tiled to all visible walls. Chrome heated towel rail.

**PARKING** The flat benefits from 2 allocated parking spaces.

**COMMUNAL GARDENS** The development is set in a lawned area flanked by mature shrubs.

**GENERAL TENURE** Leasehold 999 years from 25th March 1994

Service charge is £650 every 6 months which includes water charges and buildings insurance

Ground rent £77 every 6 months.

Castle Point Borough Council

Council Tax Band B



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements