



- BRIGHT AND SUNNY FLAT
- WELL FITTED KITCHEN
- DOUBLE BEDROOM
- 152 YEAR LEASE

45 Lyndbourne Court, London Road, Benfleet, SS7 5UG

£165,000

On the South Facing side of this popular development within easy reach of many local shops cafes and restaurants is this One Bedroom second floor flat with the added bonus of loft access. With a remaining lease of 152 years this property is suitable either for an investor or first time buyer.



Property Description

ENTRANCE HALL

Entrance door leads to the entrance hall. Access to the loft.

LOUNGE

This bright and sunny room has two double glazed windows to the front aspect and a further double glazed window to the side. Open plan to the:-

KITCHEN

Well fitted with a range of units at eye and base level with work surfaces over. Ceramic hob and a built under oven. Double glazed window to the side. Space and plumbing for a washing machine and fridge freezer. One and a half bowl single drainer stainless steel sink unit with a mixer tap over.

BEDROOM

Another bright and sunny room with two double glazed windows to the front and one to the side. Sliding door built in wardrobes.

BATHROOM

With a 3 piece white suite comprising a low level wc pedestal hand wash basin and panelled bath with an electric shower over. Extractor fan.

PARKING

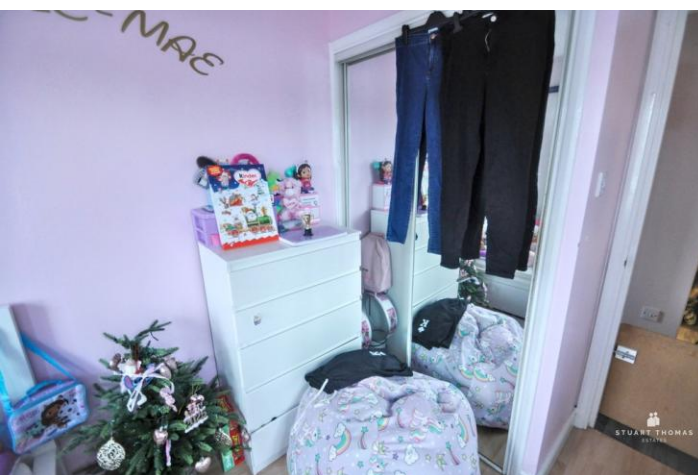
Allocated parking for one vehicle.

GENERAL

Tenure Leasehold 152 years remaining.

Castle Point Borough Council

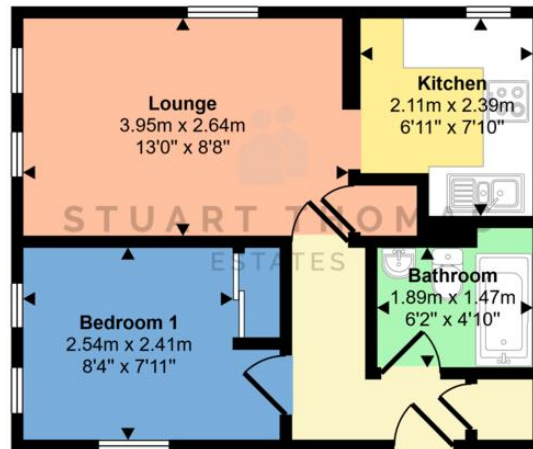
Council Tax Band B





NB The vendor informs us he has had a pressurised hot water system installed.

Approx Gross Internal Area
32 sq m / 345 sq ft



Floorplan

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	73 C	79 C
55-68	D		
39-54	E		
21-38	F		

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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 are 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