

## Kings Lodge, Benfleet Road, Hadleigh, SS7 1LY



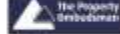
**GUIDE PRICE £150,000**

**WILLIAMS & DONOVAN** - this one bedroom ground floor flat is situated in a purpose built block convenient to local shops, Hadleigh Town Centre and bus and major routes. The property is currently in need of complete refurbishments but offers a good **INVESTMENT** opportunity or **FIRST TIME BUY** and benefits from having two allocated parking spaces and communal gardens to rear. **NO ONWARD CHAIN**. EPC rating - C. Our ref: 12420

**Directions:** This property can be found on Benfleet Road, close to Victoria House roundabout.



**Tel: 01268 755252** [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



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Accommodation comprises:

Entrance via communal entrance door to **COMMUNAL ENTRANCE HALL**.

Personal entrance door to:

## **ENTRANCE HALL**

Wall mounted storage heater. Security intercom system. Door to:

## **LOUNGE 14' 10" x 10' 9" (4.52m x 3.28m)**

Window to front. Wall mounted storage heater. TV point. Doors to:



## **KITCHEN 10' 1" x 5' 10" (3.07m x 1.78m)**

Range of base and eye level units. Complimentary roll edged working surfaces. Inset single drainer sink with mixer taps. Integrated oven and hob with concealed extractor fan above. Space and plumbing for washing machine. Tiled splash backs. Wall mounted heater. Space for fridge/freezer.



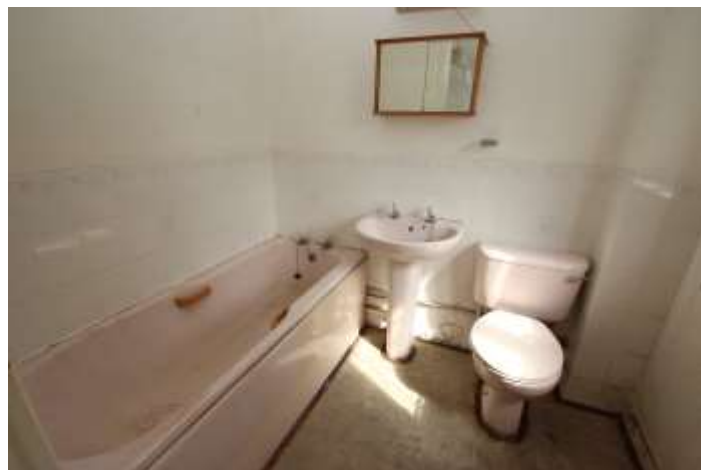
## **BEDROOM 11' 2" x 10' 4" (3.4m x 3.15m)**

Window to side. Further window to front. Wall mounted storage heater. Walk in airing cupboard housing insulated cylinder. Door to:



## **BATHROOM 7' 1" x 5' 7" (2.16m x 1.7m)**

Obscure window to side. Three piece suite comprising low flush w/c, pedestal mounted wash hand basin and panelled bath. Part tiled walls. Extractor fan.



## **EXTERIOR:**

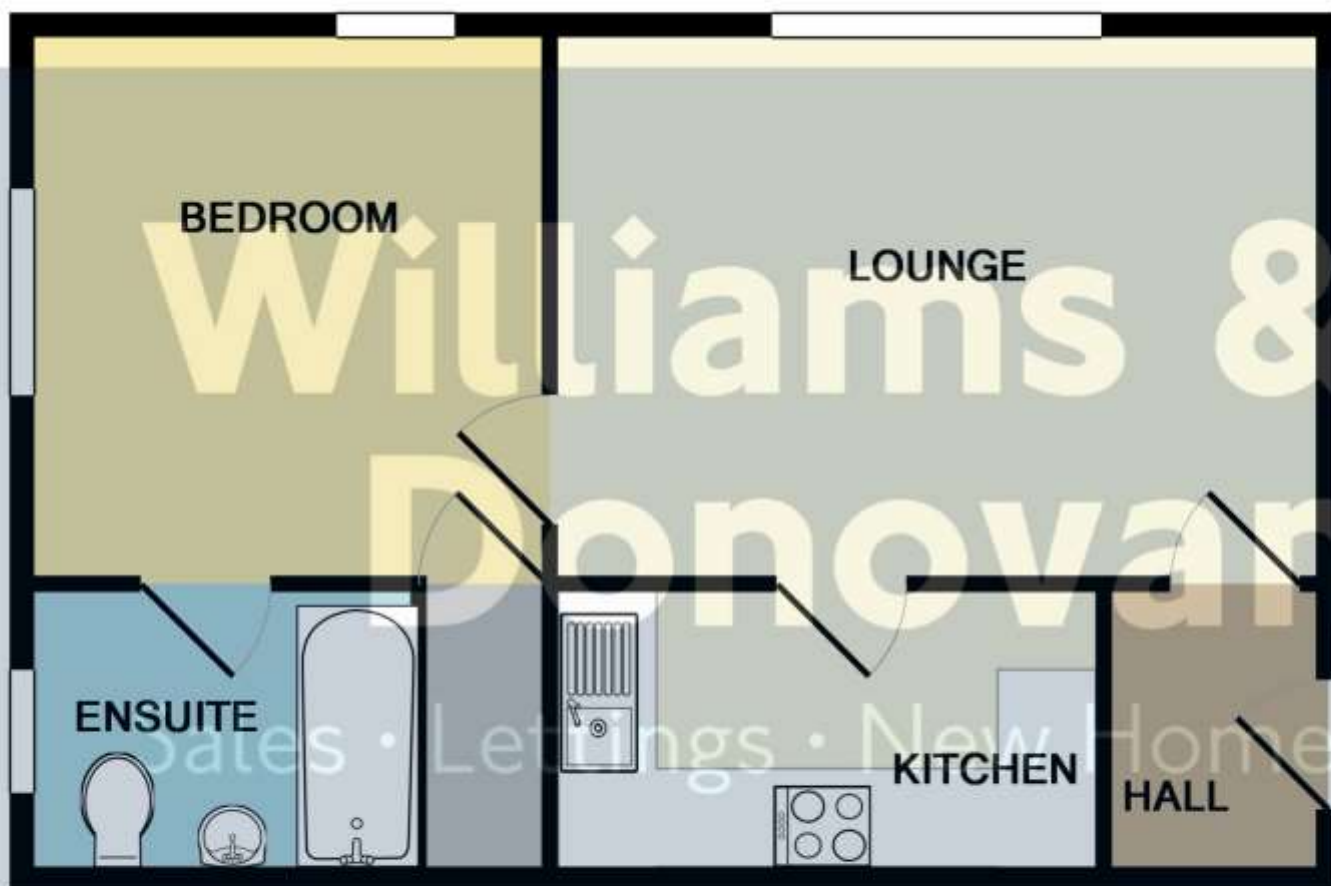
To the **REAR** of the property are two allocated parking spaces along with **COMMUNAL GARDENS**.

## **Agent's Note:**

**Lease information and maintenance charges information to follow.**







TOTAL APPROX. FLOOR AREA 447 SQ.FT. (41.5 SQ.M.)  
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**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.