



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



High Street, South Benfleet



Morgan Brookes thinks - The position of this apartment is exceptional and distinctive being located within Benfleet Conservation area and a stone's throw to the Mainline Train Station with direct links to London Fenchurch Street.

Our Seller loves - How light, bright and airy their home is with all they need on their doorstep and the benefits of the beautifully landscaped communal gardens.

Key Features

- First Floor Apartment.
- One Double Bedroom.
- Benfleet Station Location.
- Modern Kitchen & Bathroom.
- Loft Storage.
- Secure Video Intercom System.
- Gated Underground Parking.
- Stunning Communal Gardens.
- No Onward Chain.

**Offers in Excess of
£210,000**

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High Street, South Benfleet

Communal Entrance

Glass panelled door with secure video entry system leading to:

Communal Hallway

Stairs leading to:

Private Entrance

Door leading to:

Entrance Hallway

11' 5" x 8' 6" (3.48m x 2.59m)

Built in cupboard, video telephone entry system, storage heater, coving to smooth ceiling incorporating loft access, carpet flooring, doors leading to:

Living Room

14' 10" x 11' 4" (4.52m x 3.45m)

Double glazed window to side aspect, storage heater, coving to smooth ceiling, carpet flooring.

Kitchen

9' 10" x 7' 5" (2.99m x 2.26m)

Double glazed window to front aspect, fitted with a range of base and wall mounted units, roll top granite work surfaces incorporating one and half bowl sink and drainer, four point electric hob with stainless steel extractor over, integrated electric oven, fridge / freezer, washing machine, coving to smooth ceiling with inset down lights, wood effect flooring.

Bedroom

11' 8" x 9' 10" (3.55m x 2.99m)

Double glazed window to side aspect, storage heater, smooth and coved ceiling, freestanding mirror fronted wardrobes, carpet flooring.

Bathroom

6' 7" x 5' 7" (2.01m x 1.70m)

Panelled bath with raised shower system over, floating wash hand basin, low level WC, smooth ceiling incorporating inset down lights, complimentary tiled walls, wood effect flooring.

Communal Gardens

Landscaped gardens, communal seating areas, pathway leading to communal access.

Parking

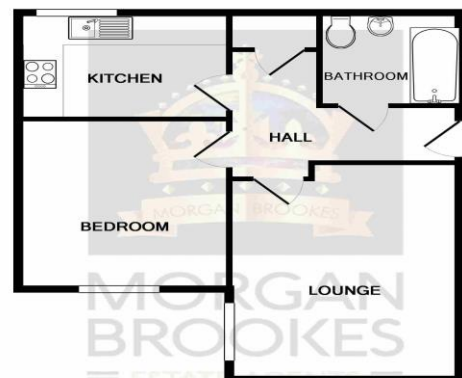
Allocated underground parking for one vehicle accessed via electric remote controlled gates.

Additional Information

Remaining lease is 108 years.

Land fees every year to the leaseholder is £300 split into 2 payments of £150.

The property manager fees approx. £830 split into 2 payments of approx. £415.



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.