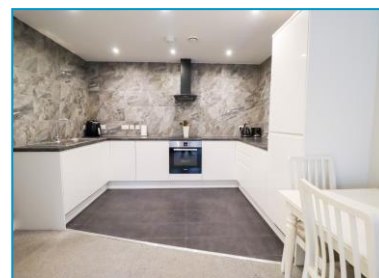




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Catherine Road, Benfleet



Morgan Brookes believe - This contemporary and stylish first floor apartment is perfect for a small family seeking a comfortable and modern living space. The property boasts an open planned family room, two double bedrooms, a bathroom and allocated parking.

Our Sellers love - That the property is positioned in a popular location, within close proximity to local amenities and transport links.

Key Features

- Modern First Floor Apartment.
- Two Double Bedrooms.
- Modern Interior Throughout.
- Open Planned Family Room.
- Convenient Benfleet Location.
- Within Close Proximity To Local Amenities.
- Convenient Transport Links.
- Call Morgan Brookes Today.

£270,000

Catherine Road, Benfleet

Communal Entrance

Obscure double glazed paneled door leading to:

Communal Hall

Stairs leading to:

Entrance

Paneled door leading to:

Entrance Hall

11' 2" x 5' 4" (3.40m x 1.62m)

DW Boiler, radiator, smooth ceiling, carpet flooring, doors leading to:

Open Planned Family Room

25' 0" x 14' 2" x 9' 2" (7.61m x 2.79m)

Living Room- Double glazed window to side aspect, paneled walls, radiator, smooth ceiling, carpet flooring.

Kitchen- Fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, induction hob incorporating extractor fan over, integrated oven, integrated fridge, integrated washing machine, splashback tiling, smooth ceiling incorporating inset downlights, tile effect flooring.

Master Bedroom

14' 0" x 8' 8" (4.26m x 2.64m)

Double glazed window to side aspect, radiator, smooth ceiling, carpet flooring.

Family Bathroom

7' 1" x 6' 5" (2.16m x 1.95m)

Paneled bath, raised shower system, extractor fan, vanity hand basin, heated towel rail, low level W/C, smooth ceiling,

Second Bedroom

13' 10" x 8' 8" (4.21m x 2.64m)

Double glazed window to side aspect, radiator, smooth ceiling, carpet flooring.

Front Of Property

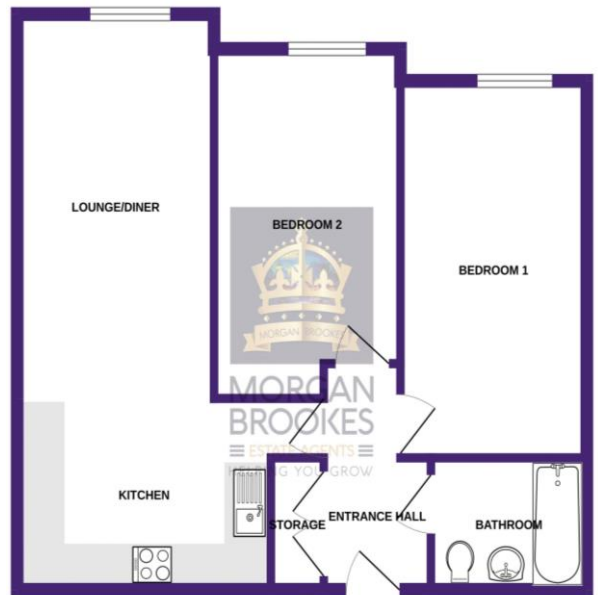
Mail boxes, inter com, allocated parking, security camera.

Additional Information

Council Tax Band: C

Length Of Lease: 119 Years

Service Charge & Ground Rent: £129.00pm



Local Authority Information

Castle Point Borough Council

Council Tax Band: C

01268 755626

morganbrookes.co.uk

£270,000

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.