



## Catherine Road, Benfleet



**Morgan Brookes believe** - Wow! This stylish modern apartment is a 'must see'! Recently built and presented to an exceptional standard throughout, positioned on the second floor it has everything you could want and a great view. Located close to local shops, transport links and includes your own secure parking space plus visitors.

**Our Sellers love** - The open plan Living / Dining / Kitchen and the great views over Benfleet.

### Key Features

- Beautiful Top Floor Apartment.
- Flawless Condition Throughout.
- Modern Kitchen & Bathroom.
- Views Over Surrounding Area.
- Loft Space & Eaves Storage.
- Allocated Secure Parking & Video Entry System.
- Close To Local Shops And Transport Links.
- Call Morgan Brookes

**£230,000**

# Catherine Road, Benfleet

## Communal Entrance

Secure entry phone & video system, panelled door leading to:

## Communal Hallway

Stairs leading to upstairs apartments, smooth ceiling, carpet flooring.

## Private Entrance

Panelled door leading to:

## Hall

Radiator, smooth ceiling with loft access, carpet flooring.

## Kitchen

Fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, electric hob with extractor over, fitted oven, integrated fridge/freezer, dishwasher & washing machine, part tiled walls, smooth ceiling incorporating inset down lights, tiled flooring, leading to:

## Living Room

**22' 10" x 10' 8" (6.95m x 3.25m)**

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

## Master Bedroom

**11' 2" x 9' 11" (3.40m x 3.02m)**

Two Velux windows to side aspect, storage cupboard, smooth ceiling, carpet flooring.

## Bathroom

**9' 10" x 8' 6" (2.99m x 2.59m)**

Panelled bath, double shower cubicle, raised shower system, hand basin, low level W/C, heated towel rail, tiled walls, smooth ceiling incorporating inset down lights, tiled flooring.

## Allocated Parking

One allocated parking spot, visitor spaces available.

## Additional Information

Council Tax Band: B Length Of Lease: 117 years Approx Ground Rent:

£300 PA Ground Rent Reviewed: TBC Service Charge: £1900 PA

Service Charge Reviewed: TBC



**MORGAN BROOKES**  
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.  
Made with Metropix ©2021

## Local Authority Information

Castle Point Borough Council

Council Tax Band: B

**£230,000**

**01268 755626**

**morganbrookes.co.uk**

## 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.