



# Apartment 1 Manna Heights



# Apartment 1 Manna Heights London Road Benfleet SS7 1AX

Guide price £240,000



Guide price £240,000 - £250,000

This incredible ground floor flat is the perfect purchase for first time buyers looking to get onto the property ladder being in the heart of Benfleet with excellent local amenities and stylish interior throughout. The property provides allocated parking, a communal garden, modern w/c, stunning kitchen with breakfast bar open planned into a spacious lounge/diner and two great sized double bedrooms which both come with a three piece suite private en-suite. Location wise, you are only a 5 minute walk from Tarpots where you will discover excellent local shops, cafes, supermarkets and restaurants such as the incredibly popular Aspera, near bus connections with multiple routes and within quick access onto the A13 and A130.



Communal Entrance  
Security entry phone system providing access through communal door into hallway leading to private entrance door.

Entrance  
Entrance door into hallway comprising smooth ceiling with fitted spotlights, airing cupboard, radiator, carpeted flooring, doors to:

W/C  
Two piece suite comprising pedestal wash hand basin

with mixer tap, low level w/c, chrome heated towel rail, smooth ceiling with fitted spotlights, tiled walls, tiled flooring.

Kitchen/Lounge/Diner  
10'7" x 21'9" (3.23m x 6.63m)

Kitchen:  
Range of wall and base level units with roll top work surfaces above incorporating stainless steel sink with mixer tap and drainer unit, roll top work surfaces extending into breakfast bar, integrated oven with four ring induction hob above and extractor unit over, space

for washing machine and fridge freezer, smooth ceiling with fitted spotlights, partially tiled walls, tiled flooring, open into:

#### Lounge/Diner:

Double glazed window to side, smooth ceiling with ceiling lights, radiator, carpeted flooring.

#### Bedroom One

11'3" x 11'8" (3.43m x 3.56m)

Double glazed window to side, smooth ceiling with ceiling light, radiator, carpeted flooring, door to:

#### En-Suite

Three piece suite comprising double length walk in shower cubicle with handheld rainfall attachment over, pedestal wash hand basin with mixer tap, low level w/c, chrome heated towel rail, smooth ceiling with fitted spotlights, tiled walls, tiled flooring.

#### Bedroom Two

8'9" x 19'5" (2.67m x 5.92m)

Double glazed window to side and rear, smooth ceiling with ceiling light, radiator, carpeted flooring, door to:

#### En-Suite

Three piece suite comprising double length walk in shower cubicle with handheld rainfall attachment over, pedestal wash hand basin with mixer tap, low level w/c, chrome heated towel rail, smooth ceiling with fitted spotlights, tiled walls, tiled flooring.

#### Lease Details

Lease - 121 Years

Ground Rent - £300 p/a

Service Charge - £830 p/a

Management Company - Metta Property Management

#### Agents Note

- Air Filtration System



