



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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**1 Richmond Court Richmond Avenue, Benfleet, SS7 5EY**

**£270,000 Leasehold**

A GROUND FLOOR TWO BEDROOM APARTMENT ADJACENT TO OPEN PLAYING FIELDS. The apartment is being sold with NO ONWARD CHAIN, and is within walking distance of the station and just a few minutes walk of shops in the high road.

The property offers good sized accommodation which has the benefit of gas central heating, externally there are well maintained communal gardens, allocated parking and lockable bike store.

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## Communal Entrance Hall



Entry phone system, door to spacious communal hall with door to immediate left to apartment.

## Entrance Hall

Two power points, central heating thermostat, skimmed ceiling with inset lights, cupboard housing Vaillant gas combi boiler, smoke alarm.

## Lounge/Kitchen 19 x 16'10 red 6'7 (5.79m x 5.13m red 2.01m)



Window to front and window to flank with views over playing fields, skimmed ceiling with inset lights, radiator, smoke alarm. Kitchen area fitted with white gloss base and wall cupboards, integrated dishwasher, washing machine, fridge, ceramic hob with electric oven below, stainless steel extractor hood with stainless steel splashback, fitted worktops, inset stainless steel sink with mixer tap and cupboards under, tiled floor to kitchen area and carpet to lounge.



## Bedroom One 11'2 x 10'7 (3.40m x 3.23m)



Window to flank, radiator, 6 power points, tv and telephone point, skimmed ceiling, fitted carpet.

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## Bedroom Two 12'4 x 9'4 (3.76m x 2.84m)



Window to flank, 6 power points, radiator, tv and telephone points, skimmed ceiling, fitted carpet.

## Shower Room/wc



Modern white suite comprising of double walk in shower with panelling to walls, close coupled wc with push button control, pedestal wash hand basin with mixer tap, tiled floor, extractor fan, skimmed ceiling with inset lights, chrome towel radiator, shaver point

## Communal Gardens



There are numerous communal garden areas well maintained .

## Allocated Parking



There is one good sized allocated parking space, plus visitors parking as well, opposite is a well maintained council car park ( restricted opening hours).



## Lease

199 years from 2013, (share of Freehold).

## Council Tax Band B

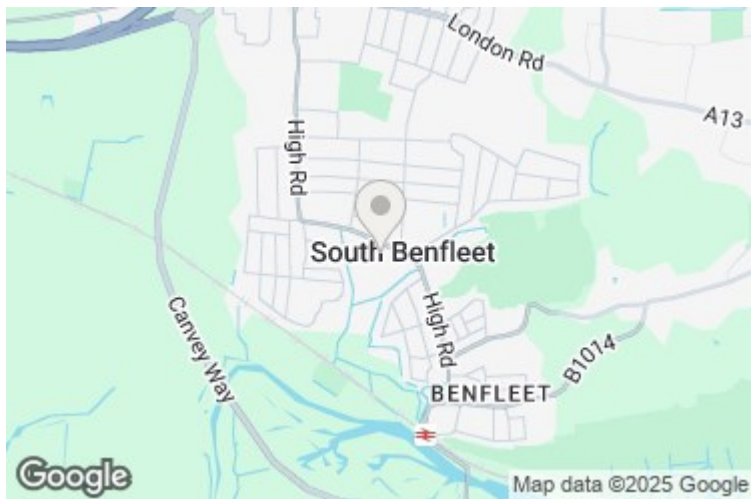
## Ground Rent £50 per annum

## Maintenance Charge £724 per annum

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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TOTAL APPROX. FLOOR AREA 579 SQ.FT. (53.8 SQ.M.)

THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. [www.epcsinessex.co.uk](http://www.epcsinessex.co.uk)

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