



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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**Flat 1, Highview Court High Road, Benfleet, Essex, SS7 5HY**

**Asking Price £205,000 Leasehold - Share of Freehold**

A TWO BEDROOM GROUND FLOOR FLAT located within just a short walk of Benfleet station (Fenchurch Street line), the conservation area having a variety of pubs, restaurants, whilst bus services pass the door, providing easy access to most surrounding areas. The apartment has recently had installed an entry phone & CCTV plus Brand new boiler with 10 year labour and parts guarantee.

# Flat 1, Highview Court High Road, Benfleet, Essex, SS7 5HY

## Property Description

A TWO BEDROOM GROUND FLOOR FLAT located within just a short walk of Benfleet station (Fenchurch Street line), the conservation area having a variety of pubs, restaurants, whilst bus services pass the door, providing easy access to most surrounding areas.

## Accommodation

Wooden glazed communal entrance door, leads into communal hallway. Internal wooden entrance door leading to:

## Entrance Hall

Vinyl flooring, coved artex ceiling, radiator and power points, storage cupboard. Doors leading to:

## Lounge 14'0 x 11'10 (4.27m x 3.61m)



Upvc double glazed window to front aspect, carpet, coved artex ceiling, radiator, TV and power points.

## Kitchen 9'0 x 7'0 (2.74m x 2.13m)



Upvc double glazed window to side aspect, vinyl flooring, artex ceiling, range of fitted base and wall units with fitted worktops and tiled splash back, stainless steel sink and drainer with chrome mixer tap, power points, Brand new gas combi boiler with 10 year parts and labour guarantee (providing serviced yearly) large serving hatch through to lounge.



## Bedroom One 13'0 x 9'0 (3.96m x 2.74m)



Window to rear aspect, carpet, coved artex ceiling, radiator and power points.

## Bedroom Two 9'0 x 8'0 (2.74m x 2.44m)



Window to rear aspect and door opening to communal garden, carpet, coved artex ceiling, radiator and power points.

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## Shower Room 6'0 x 5'0 (1.83m x 1.52m)



Vinyl flooring, fully tiled walls, artex ceiling, shower tray with chrome shower head over, pedestal wash hand basin, close coupled w/c.

## Communal Garden



To the immediate rear of the flat there are lawned grounds with well stocked flower borders, side access.



## Garage

In block to immediate rear with parking in front (garage is 1st from the left).

## Lease Term

Approx. 160 Years remaining.

## Ground Rent

£20 per annum

## Maintenance Charge

£400 per annum

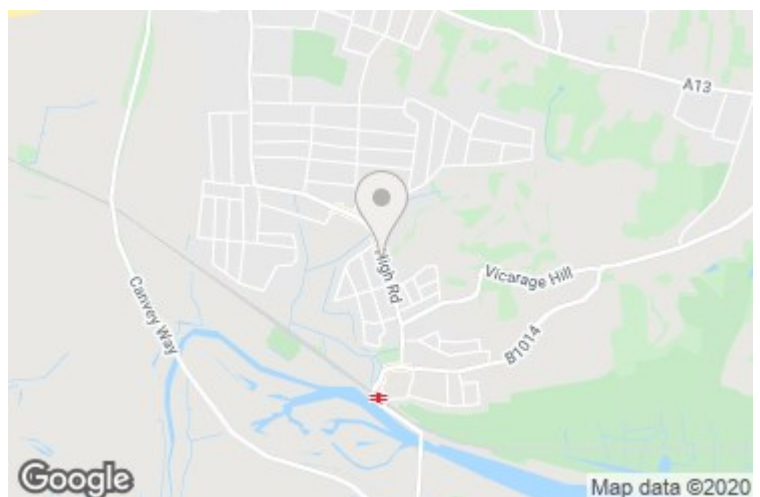
## Building Insurance

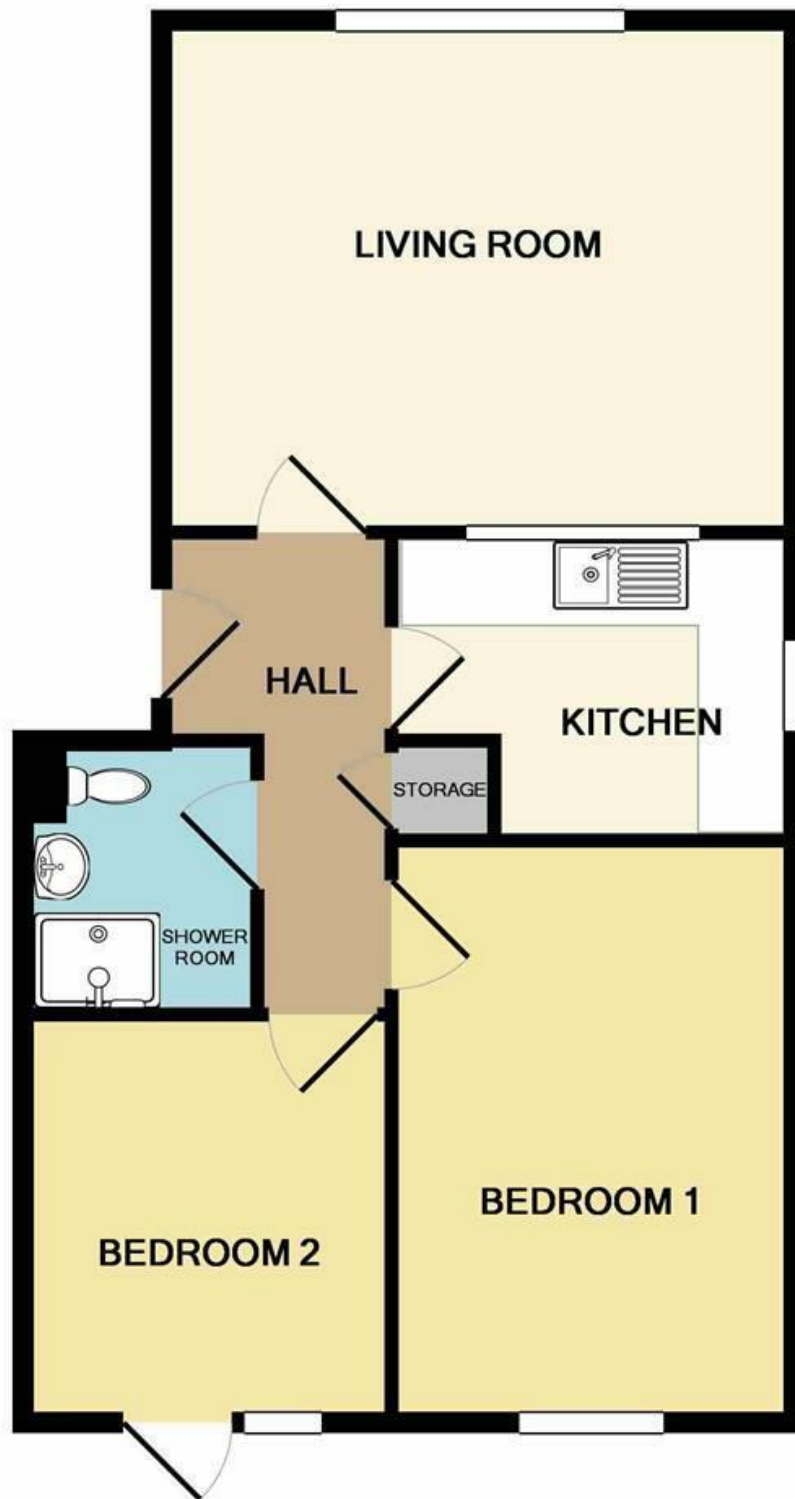
£200 per annum

PLEASE NOTE: This property is being sold with a ninth share of the freehold.

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	
		66	79

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	
		61	76





TOTAL APPROX. FLOOR AREA 517 SQ.FT. (48.0 SQ.M.)

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