COUNTRYSIDE
ESTATES

1 Richmond Court Richmond Avenue, Benfleet, SS7 5EY

Guide Price £245,000 Leasehold

GUIDE PRICE £245,000 - £250,000. 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

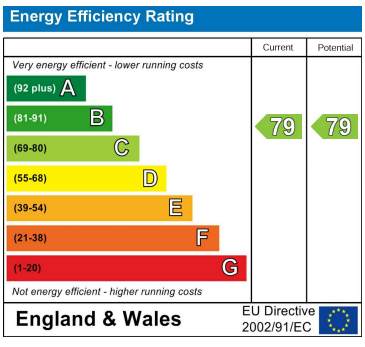
There is one good sized allocated parking space, plus visitors parking as well, opposite is a well maintained council car park (restricted opening hours).

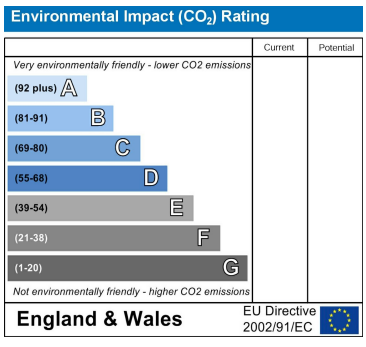
Lease
199 years from 2013, (share of Freehold).

Council Tax Band B

Ground Rent £50 per annum

Maintenance Charge £724 per annum





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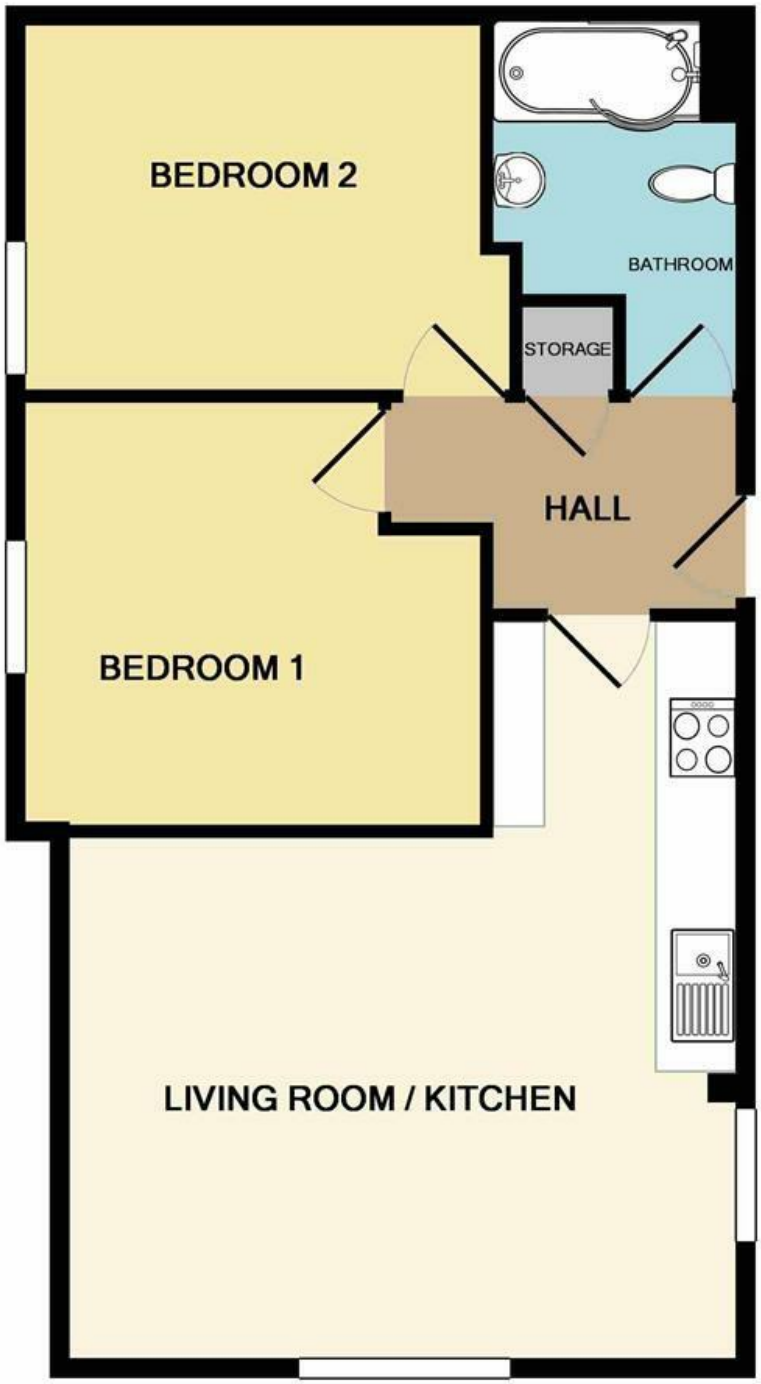

TOTAL APPROX. FLOOR AREA 579 SQ.FT. (53.8 SQ.M.)

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