COUNTRYSIDE
ESTATES

Flat 1, 15 Station Road, Benfleet, SS7 1NG

Guide Price £235,000 Freehold

This 2 BEDROOM GROUND FLOOR FLAT WITH SHARE OF FREEHOLD AND NO ONWARD CHAIN is just minutes walk of Benfleet rail station, local amenities and the entrance to Hadleigh Downs. Perfect for commuters and investors.

This property comes with a garage and an allocated parking space. The well maintained grounds include a rear garden where washing can be aired.
Internally the property provides a good size lounge/diner, fitted kitchen, 2 double bedrooms and bathroom.

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Accommodation
Upvc and double glazed main entrance door leading into communal hall with cupboard and stairs to upper floors.

Entrance Hall
Fire-safe personal entrance door leading into hall with smooth plastered ceiling, vinyl flooring, store cupboard housing gas meter and electric consumer board, door into.....

Lounge/Diner 15'11 reducing to 11'10 x 13'6 (4.85m reducing to 3.61m x 4.11m)

Upvc double glazed window to front, radiator, laminate wood flooring, Upvc double glazed window to side, smooth plastered ceiling with coving, door leading into.....

Kitchen 8'10 x 8'6 (2.69m x 2.59m)

Upvc double glazed window to side, fitted with eye and base units with laminate work tops and tiled splash backs, integrated 1 1/2 bowl sink/drainer with chrome mixer tap, gas hob with electric oven below and stainless steel extractor above, space for fridge, space and plumbing for washing machine, wall mounted Vailant boiler which is serviced annually, vinyl flooring, smooth plastered ceiling with coving.

Inner Hall
Inner hallway with doors to bedrooms and bathroom, smooth plastered ceiling and laminate flooring.

Bedroom 1 11'11 x 9'5 (3.63m x 2.87m)

Upvc double glazed window to rear, radiator, laminate flooring, smooth plastered ceiling with coving.

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Bedroom 2 12'9 x 8'9 (3.89m x 2.67m)

Upvc double glazed window to rear, radiator, smooth plastered ceiling with coving, laminate flooring, airing cupboard.

Bathroom

Fully tiled to walls and floor, three piece white suite comprising panelled bath with chrome mixer tap and chrome shower over with glass screen, sink with chrome mixer tap, W/C, smooth plastered ceiling with coving, extractor fan, chrome heated towel rail.

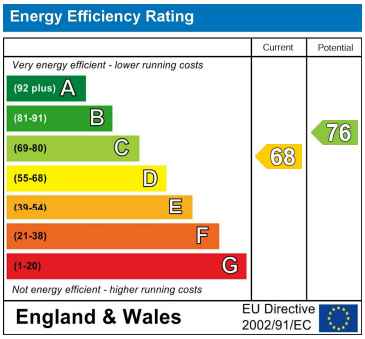
Outside
To the front of the property is a well kept lawn with pathway to main entrance door and newly planted bushes.

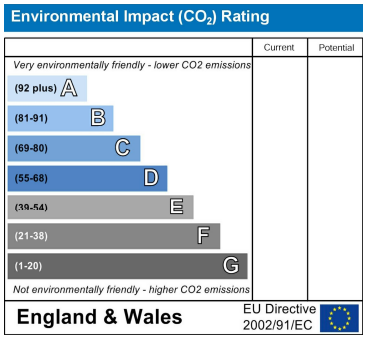
Rear Communal Garden
The back of the property has a lawn communal garden area with established trees and newly planted shrubs, where washing can be aired, fenced communal bin storage.

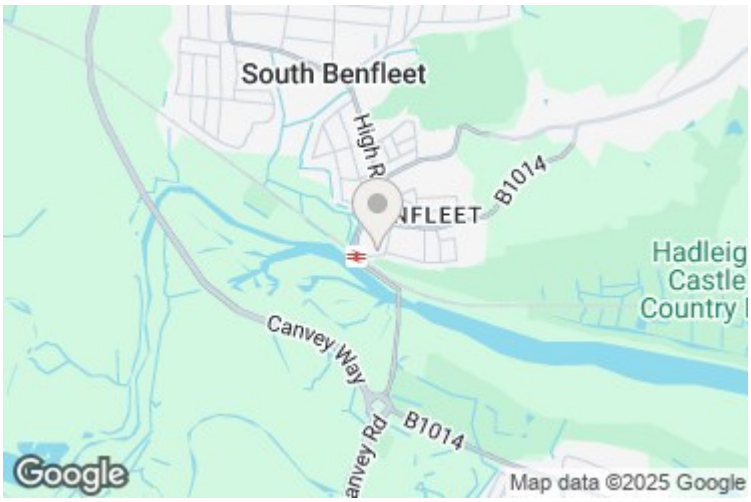
Garage & Parking
Behind the communal garden is a garage block where the property has it's own garage plus an allocated parking space in the parking area.

Council Tax Band
Tax Band B - Castle Point

Maintenance Fee & Lease
Currently £160 per month which includes buildings insurance, maintenance and up-keep of all internal & external communal areas and contributions to the sinking fund.
The property is being sold with share of the freehold.







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