

# COUNTRYSIDE

ESTATES



## 2, Saxon Court London Road, Benfleet, SS7 4BY

### £220,000 Leasehold

THIS IMMACULATE TWO-BEDROOM FIRST FLOOR FLAT WITH 152 YEARS REMAINING ON LEASE offers good size living accommodation with easy links to A13 and A130. This property is situated within walking distance of the many shops, restaurants and other facilities on offer at Tarpots.

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### Entrance Hall

Carpet, smooth plastered ceiling, storage cupboard containing water cylinder, telecom system, power points.

Lounge 15'3" reducing to 8'1" x 12'7" (4.65m reducing to 2.46m x 3.84m)



Upvc double glazed windows to side aspect, carpet, smooth plastered ceiling, tv and power points.



Kitchen 8'3" x 7'5" (2.51m x 2.26m)



Upvc double glazed window to rear aspect, tiled flooring, smooth plastered ceiling with spotlights, laminate worktops with base and eye level units with tiled splashback to working areas and inset stainless steel one and a half sink with drainer. Integrated appliances comprising of induction hob with extractor fan over, dishwasher, fridge and freezer, oven/grill and space for washing machine, power points.



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**Bedroom 1 11'4" x 8'9" (3.45m x 2.67m)**



Upvc double glazed window to side aspect, carpet, smooth plastered ceiling, electric radiator and power points.



**Bedroom 2 8'9" x 7'4" (2.67m x 2.24m)**



Upvc double glazed window to side aspect, carpet, smooth plastered ceiling and power points.

**Bathroom 7'4" x 6'10" (2.24m x 2.08m)**



Tiled flooring, smooth plastered ceiling, vanity unit with inset sink and chrome mixer tap, panelled bath with chrome mixer tap and tiled surround, electric shower above with glass screen and both handheld and waterfall feature. Dual flush W/C and chrome heated towel rail.

### External



Well maintained lawn areas with communal bin store and allocated parking.

### Lease Term

152 Years Remaining

Service Charge - APPROX £165 per month (includes ground rent)

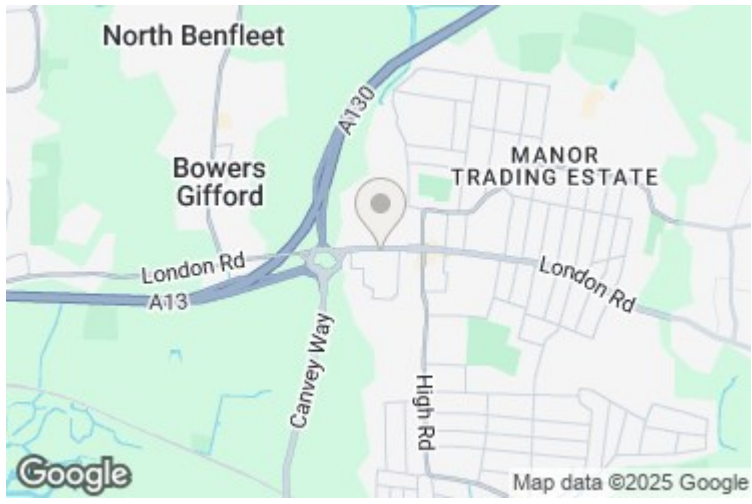
### Council Tax

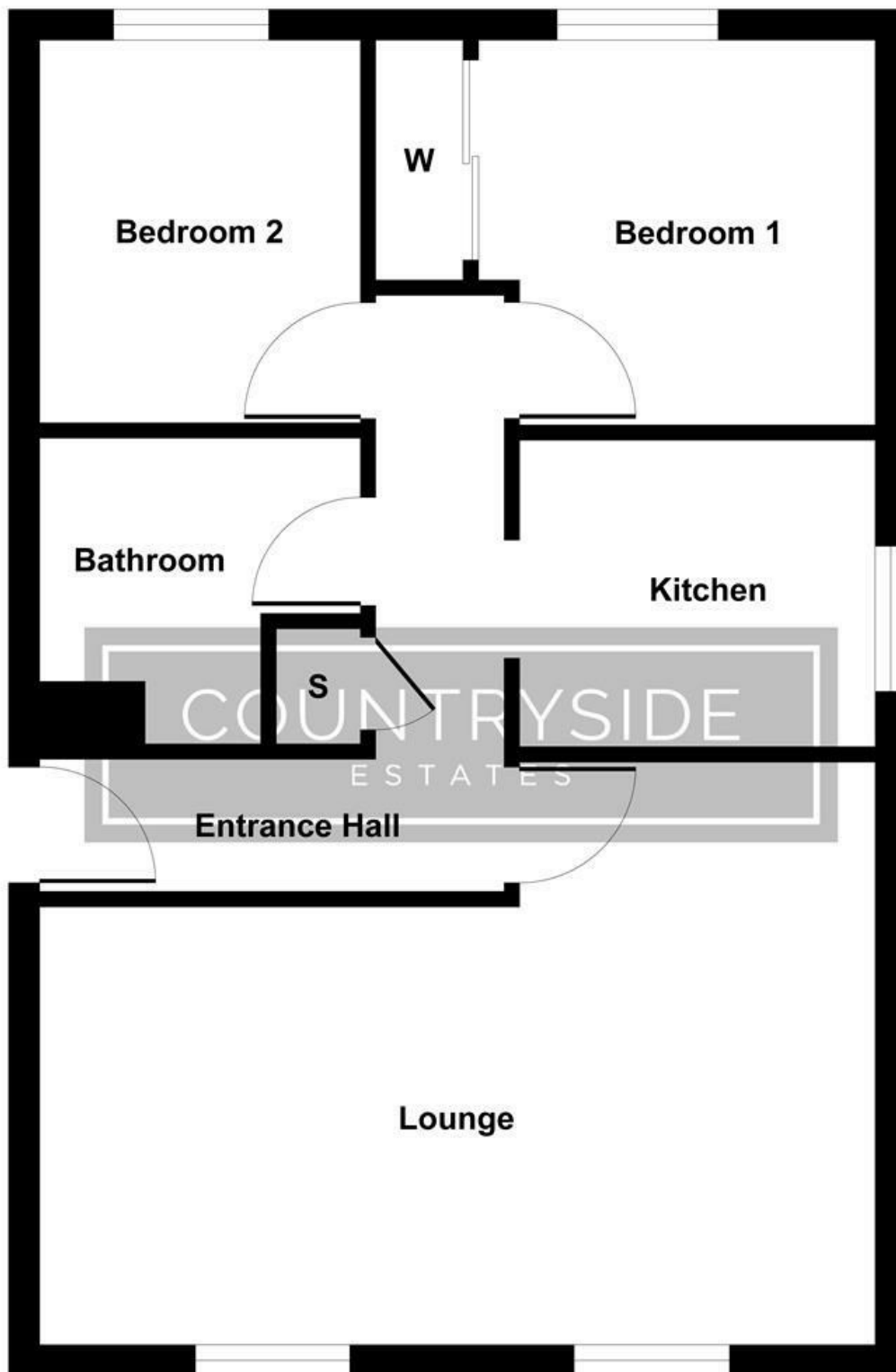
Band B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	78	79
	EU Directive 2002/91/EC	
	England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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### Floor Plan

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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