

# COUNTRYSIDE

## ESTATES



### **Flat A, 68 London Road, Benfleet, SS7 5TJ**

### **£1,300 Per Month**

TO LET - A two bedroom ground floor apartment situated within easy reach of the A13, A127 and A130. Offering a generous size lounge with French doors to the communal garden, a modern kitchen, four piece bathroom suite, two good size bedrooms and communal parking!

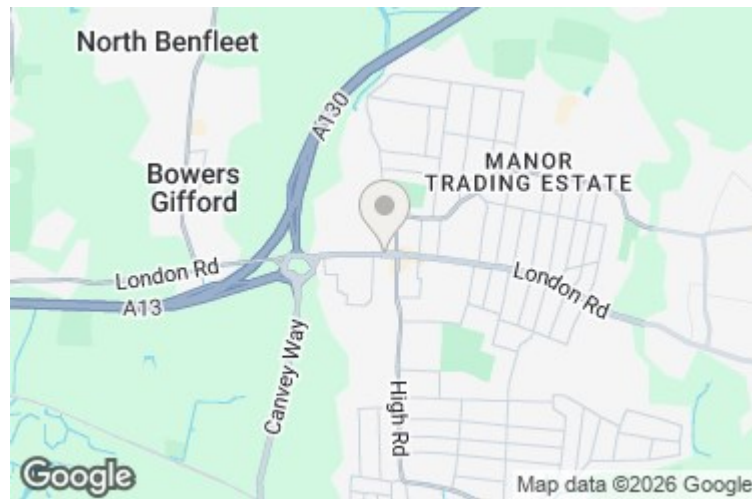
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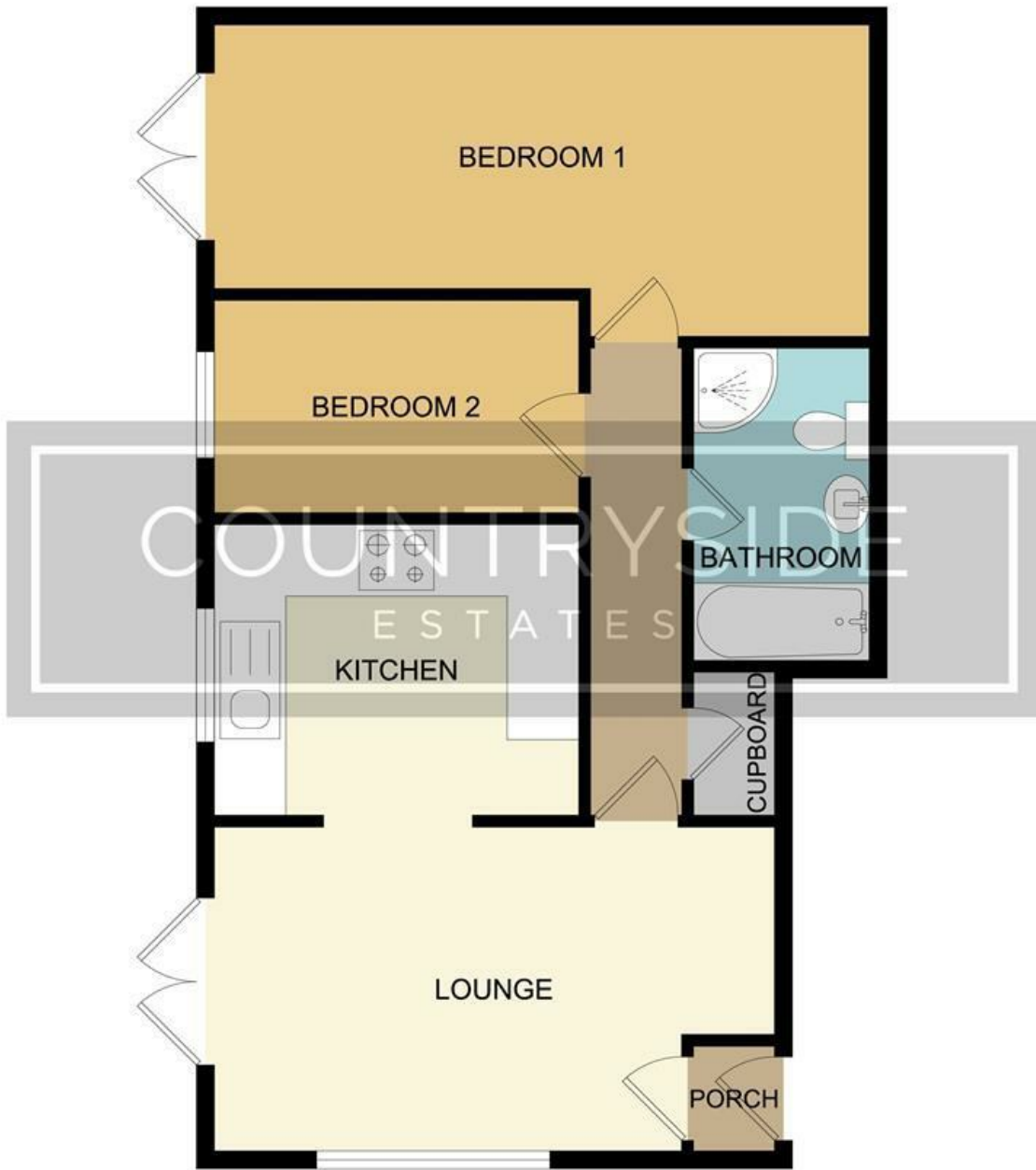
Two Bedroom Ground Floor Flat /  
 Convenient Location /  
 Lounge 11'04 x 16'01 With Doors To Communal Garden /  
 Modern Kitchen 9'11 x 5'10 /  
 Bedroom One 18'0 x 10'2 /  
 Bedroom Two 10'0 x 7'2 /  
 Four Piece Bathroom Suite 7'10 x 6'0 /  
 Communal Garden /  
 Communal Off Street Parking /  
 Within Easy Reach Of The A13, A127 & A130 /

EPC Band D / Council Tax Band B / Available Immediately /

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		
<b>England &amp; Wales</b>	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) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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