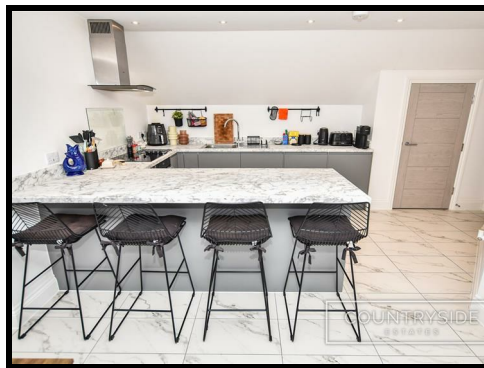


# COUNTRYSIDE

ESTATES



**21 Halle Mews, Benfleet, SS7 5FJ**

**£315,000 Leasehold - Share of Freehold**

GUIDE PRICE: £315,000 - £325,000. BUILT IN 2021 THIS SECOND FLOOR FLAT offers good size living accommodation and is conveniently located just a stones throw from Benfleet High Road shopping facilities and a short walk to Benfleet Train Station. Comprising of a spacious lounge/kitchen/diner, two double bedrooms both with ensuites and walk in wardrobe in the principle bedroom, separate W/C and two balconies.

# 21 Halle Mews, Benfleet, SS7 5FJ

## Entrance Hall



Spacious entrance hall comprising of three large storage cupboards, one containing ideal combi boiler. Carpet, smooth plastered ceiling, spotlights, underfloor heating and power points. Doors leading to:



Lounge/Kitchen/Diner 23'10" x 16'2" reducing to 11'7"  
(7.26m x 4.93m reducing to 3.53m)



French doors onto balcony, tiled flooring, carpet, smooth plastered ceiling, spotlights, intercom system, underfloor heating, base level units with laminate worktop, integrated appliances comprising of dishwasher, fridge, freezer, electric hob

with extractor over, oven / grill. Stainless steel sink and drainer with chrome mixer tap, spacious pantry, TV and power points. Space for washing machine.



# 21 Halle Mews, Benfleet, SS7 5FJ

Bedroom 1 17'11" x 9'6" (5.46m x 2.90m)



French doors onto balcony, carpet, smooth plastered ceiling, underfloor heating, TV and power points.



## 21 Halle Mews, Benfleet, SS7 5FJ

**Ensuite 8'9" x 5'10" (2.67m x 1.78m)**



Fully tiled, smooth plastered ceiling, spotlights, underfloor heating, wall hung vanity unit with inset handwash basin and chrome mixer tap, close coupled dual flush W/C, extractor fan, shaver points and large shower cubicle with glass screen and waterfall and handheld shower heads.

**Walk In Wardrobe 8'9" x 5'10" (2.67m x 1.78m)**



Obscure sash window to front aspect, carpet, smooth plastered ceiling, spotlights, underflooring heating and power points.

**Bedroom 2 12'11" x 9'0" (3.94m x 2.74m)**



Sash window front aspect, carpet, smooth plastered ceiling, underfloor heating, TV and power points.

**Ensuite 7'9" x 5'6" (2.36m x 1.68m)**



Fully tiled, smooth plastered ceiling, spotlights, underfloor heating, wall hung vanity unit with inset handwash basin and chrome mixer tap, close coupled dual flush W/C, extractor fan, shaver points and large shower cubicle with glass screen and waterfall and handheld shower heads.

**W/C 8'2" x 3'0" (2.49m x 0.91m)**



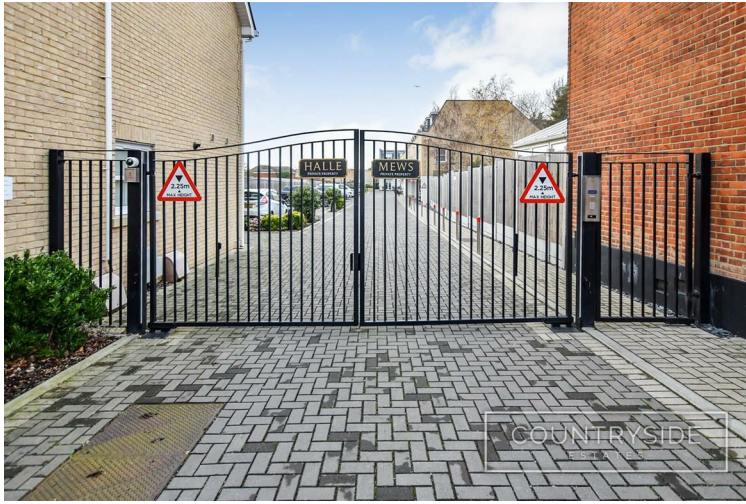
Fully tiled, smooth plastered ceiling, spotlights, underfloor heating, wall hung vanity unit with inset handwash basin and chrome mixer tap and close coupled dual flush W/C.

**External**



Block paved gated carpark with allocated parking space.

# 21 Halle Mews, Benfleet, SS7 5FJ



## Lease Information

Share Of Freehold

195 Years Remaining

Service Charge: £697.67 Paid Every 6 Months

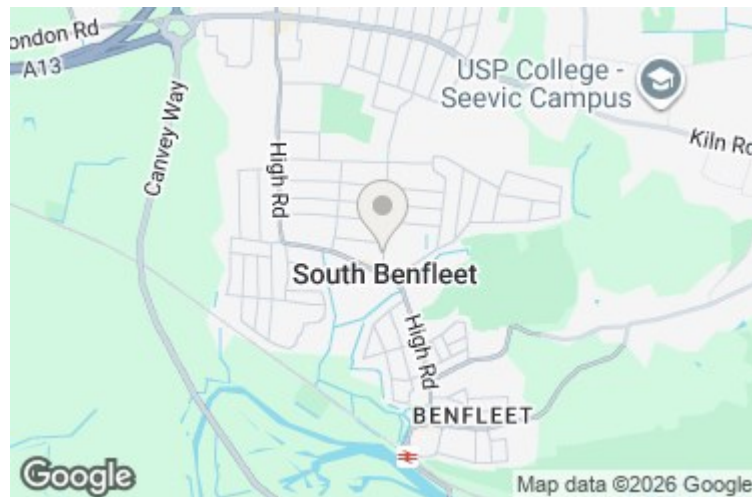
No Ground Rent

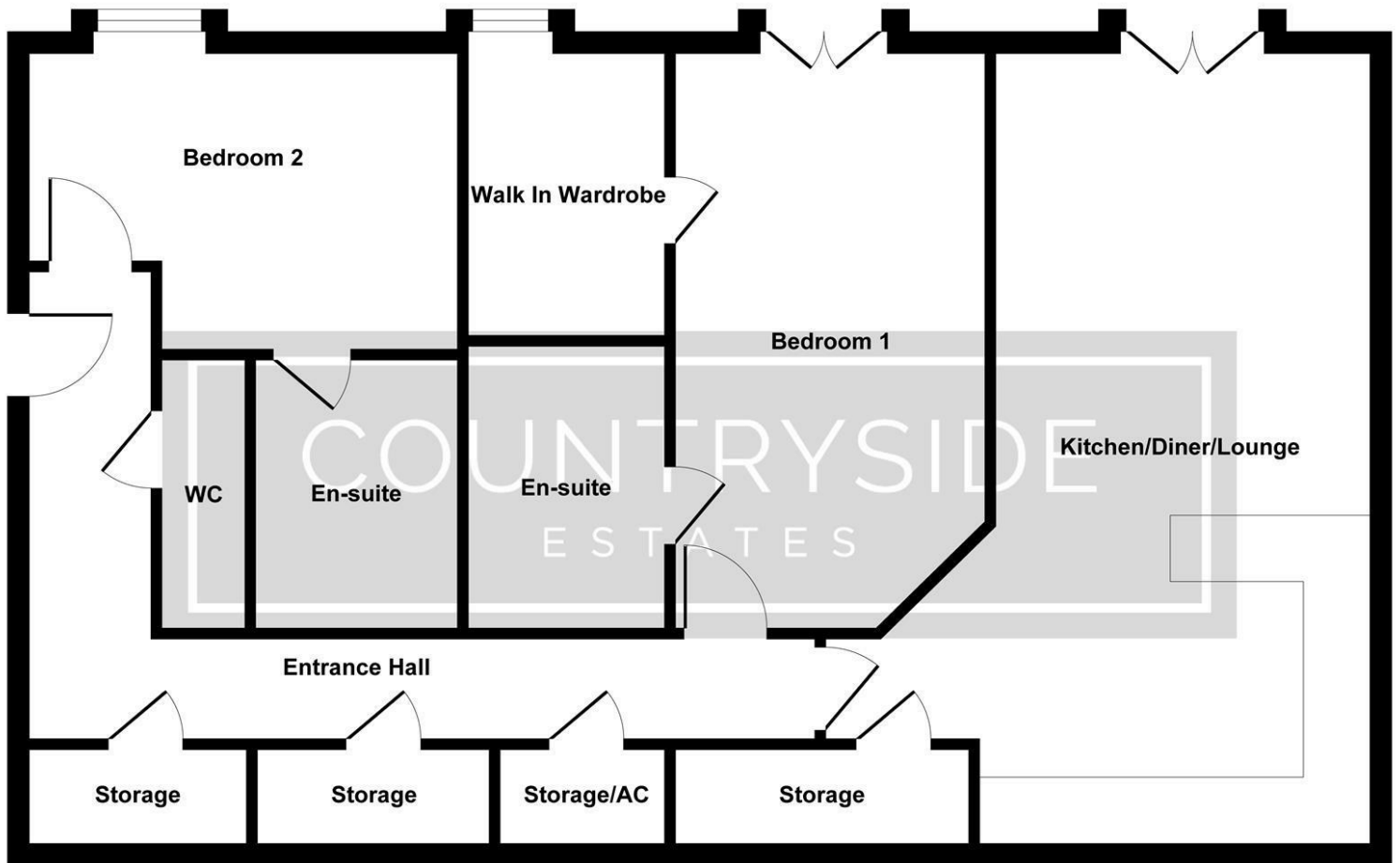
## Council Tax

Band C

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





**Floor Plan**

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

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