

# COUNTRYSIDE ESTATES



**21 Halle Mews, Benfleet, SS7 5FJ**  
**£325,000 Leasehold - Share of Freehold**

GUIDE PRICE: £325,000 - £335,000. 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.

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## 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:

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



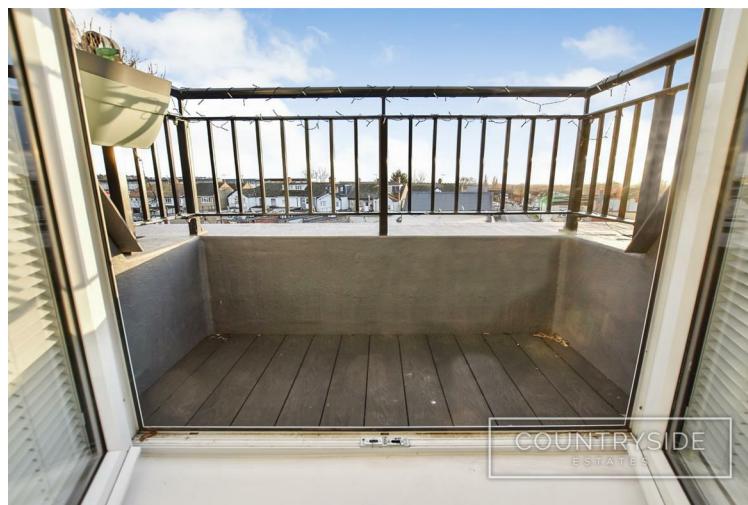
**Lounge/Kitchen/Diner 23'10" x 16'2" reducing to 11'7"**  
**(7.26m x 4.93m reducing to 3.53m)**



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

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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.



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## 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, underfloor 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)

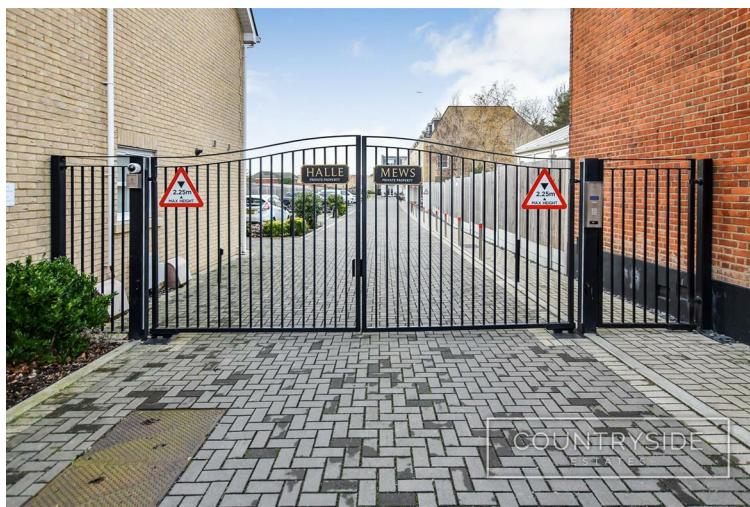


Fully tiled, smooth plastered ceiling, spotlights, underfloor heating, wall hung vanity unit with inset handwash basin and chrome mixer tap and close coupled dual flush W/C.

## External



Block paved gated carpark with allocated parking space.



## Lease Information

Share Of Freehold

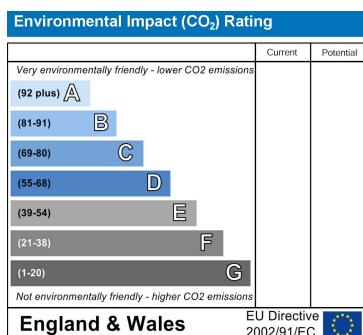
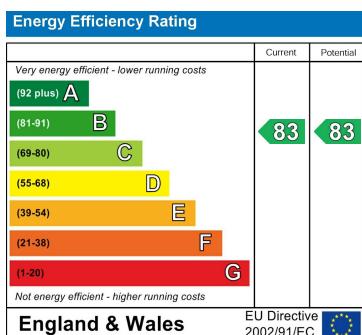
195 Years Remaining

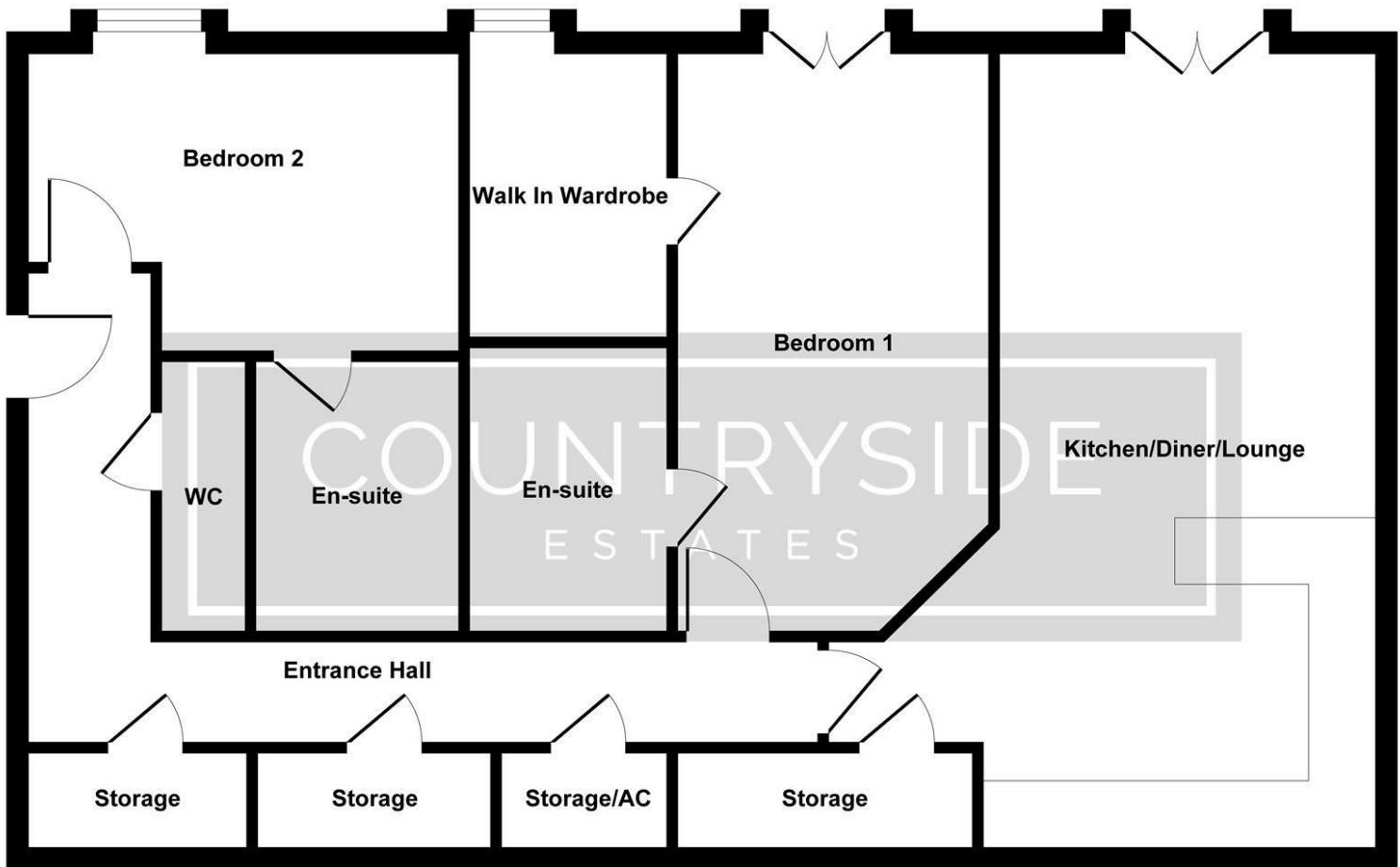
Service Charge: £697.67 Paid Every 6 Months

No Ground Rent

## Council Tax

Band C





**Floor Plan**

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

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