

# COUNTRYSIDE

## ESTATES



### **Flat 7 250 High Road, South Benfleet, Benfleet, SS7 5LA**

### **£1,550 Per Month**

LUXURY LIVING - Countryside Estates are proud to present this stunning one bedroom new build apartment in central South Benfleet. Offering sizable accommodation of the highest standard this second floor apartment is like no other locally. Call now to arrange your viewing!

Flat 7 250 High Road, South Benfleet, Benfleet, SS7 5LA

Countryside Estates are proud to present this new build development situated in a desirable South Benfleet location a short distance to the High Street shopping facilities, and within walking distance to Benfleet train station.

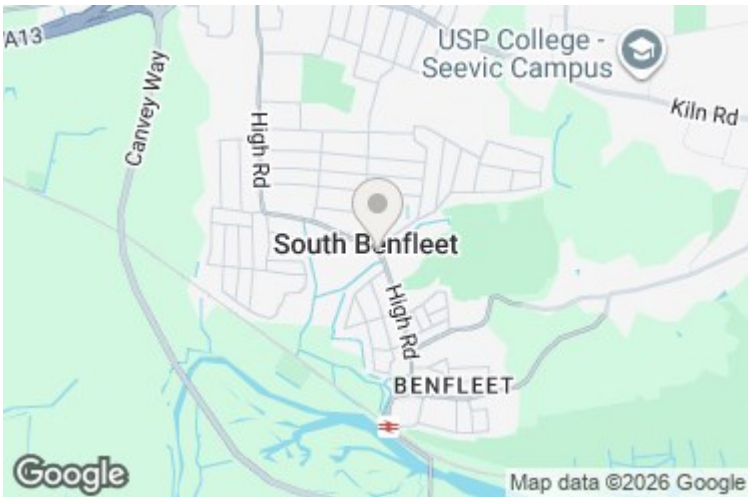
Kitchen, Dining, Living Room 20'05 x 17'0 increasing to 20'08.  
A spacious room with luxury vinyl tile laid to the flooring, freshly painted walls and ceiling with inset spotlights, large dual aspect glazed windows to side with double sliding doors opening onto the balcony. The balcony is fitted with artificial grass and privacy glass panels offering attractive views of the local area and beyond.  
The kitchen area is fitted with a range of base and eye level cupboards, Hotpoint appliances to include a washing machine, dishwasher, fridge/freezer, oven and hob.

Bedroom 19'03 x 9'07  
A double glazed window to rear aspect with attractive views, freshly painted walls, and newly laid carpet, With electric wall mounted heater and power points.

Office 9'07 x 9'03  
Freshly painted walls, and newly laid carpet, With electric wall mounted heater and power points.

Three Piece Bathroom Suite 13'03 x 3'11  
A three piece suite to include a walk in shower, heated towel rail, sink with cupboard below and mirror above, low level W.C. With luxury vinyl tile flooring and inset spotlights to the ceiling.

- + Luxury Living
- + Allocated Parking
- + Central South Benfleet Location
- + Close To Benfleet Train Station
- + Secure Entry System
- + Second Floor Apartment



EPC On Order / Council Tax Band To Be Provided / Available From October /

| 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 |         |                                                                                                             |
| England & Wales                             |         | EU Directive 2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating      |         |                                                                                                             |
|-----------------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                                     | Current | Potential                                                                                                   |
| Very environmentally friendly - lower CO2 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 CO2 emissions |         |                                                                                                             |
| England & Wales                                     |         | EU Directive 2002/91/EC  |

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