

COUNTRYSIDE

ESTATES



1 Sanderson Court St. Clements Road, Benfleet, SS7 5XJ

£230,000 Leasehold

A FIRST FLOOR APARTMENT WITH OWN ENTRANCE DOOR AND LARGE WEST BACKING COMMUNAL GARDENS AND ALLOCATED PARKING SPACE, located in this very popular location within a short walk of schools and bus services leading to Benfleet station.

Offering good sized accommodation with separate kitchen diner and modern fully tiled bathroom making this an ideal first purchase.

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Entrance hall

Own UPVC side door leading to entrance area, stairs to first floor with lighting, landing, window to front, loft access, power point, coved and skimmed ceiling, built in cupboard.

Lounge 13 x 10 (3.96m x 3.05m)



Window to rear with fitted shutters, radiator, coved and skimmed ceiling.

Kitchen/Diner 12'8 x 9'2 (3.86m x 2.79m)



Window to rear with fitted shutters, fitted with range of white gloss base and wall cupboards, gas hob and electric oven, cupboard housing gas combi boiler, drawer pack unit, plumbed for washing machine, inset one and a half bowl sink unit with mixer tap, wood laminate flooring, radiator with ornamental cover, extractor fan, coved and skimmed ceiling, breakfast bar.



Bedroom One 13 x 9'5 (3.96m x 2.87m)



Window to front with fitted shutters, radiator, coved and skimmed ceiling.

Bedroom Two 9 x 6'6 (2.74m x 1.98m)

Window to rear with fitted shutters, radiator, coved and skimmed ceiling, range of wardrobes to remain.

Luxury Bathroom



Window to flank, shower bath with hand held and overhead shower, vanity wash hand basin, concealed cistern wc with push button control, attractive fully tiled walls and contrasting tiled

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flooring, extractor fan, skimmed ceiling, radiator, cupboard with power point, radiator and anthracite gey towel radiator.

Outside



The apartment enjoys a large west backing communal garden laid to lawn with established shrubs and trees, own storage shed.



Front Area

Allocated parking for one vehicle.

Council Tax Band B

Ground Rent

£10 per annum

Service Charge

£735 per annum.

Buildings Insurance

£419 per annum

Lease

125 Years from 2012

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

Environmental Impact (CO ₂) Rating		Current	Potential
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