

SCOTT &
STAPLETON

BEECH ROAD
Benfleet, SS7 2AW
Guide Price £335,000





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*** GUIDE PRICE £335,000 TO £350,000 *** Scott & Stapleton are delighted to offer for sale this spacious & high specification new build apartment within a luxury development just off Hadleigh High Street.

This super property benefits from spacious accommodation including 2 double bedrooms, luxury bathroom & a large open plan kitchen/diner/lounge with south facing balcony.

There are quality fixtures & fittings throughout the development and high specification details such as video entry phone systems, underfloor heating throughout, integrated kitchen appliances, lift access, secure allocated parking, communal roof garden & brand new leases.



SCOTT &
STAPLETON
New Homes



Communal entrance door with video intercom leading to impressive communal entrance hall with lift & stairs to all floors. Personal door with spyhole leading to entrance hall

Entrance hall

Lounge/Diner/Kitchen

9.35m x 3.53m (30'8 x 11'7)

Bedroom 1

5.97m x 2.41m (19'7 x 7'11)

Bedroom 2

4.75m x 2.77m (15'7 x 9'1)

Bathroom

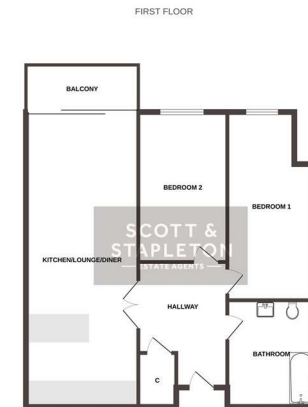
3.00m x 1.80m (9'10 x 5'11)

External

Secure allocated parking space plus visitors parking.
Communal first floor roof terrace

N.B

Brand new 150 year lease.



While every attempt has been made to ensure the accuracy of the Neoplan contained here, measurements of decibels, vibrations, noise and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC 			