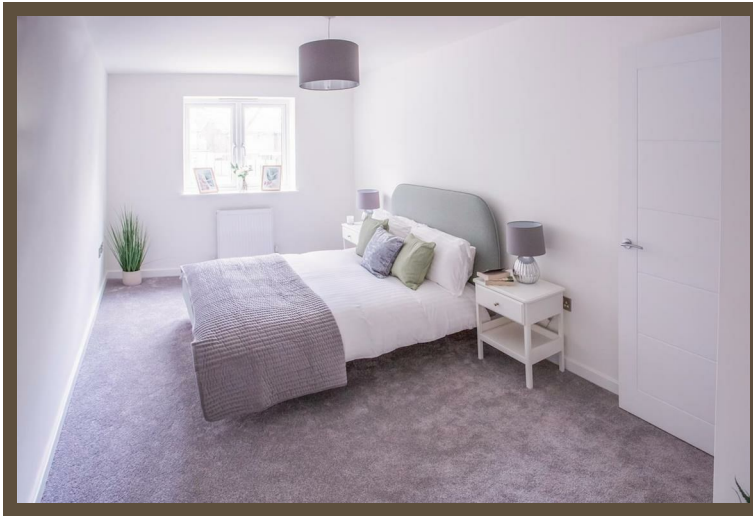


**SCOTT &
STAPLETON**

174 KILN ROAD
Benfleet, SS7 1SU
£290,000





174 KILN ROAD

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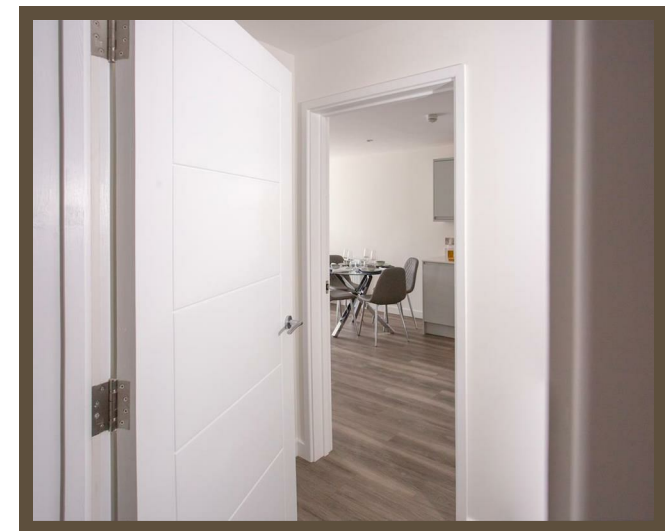
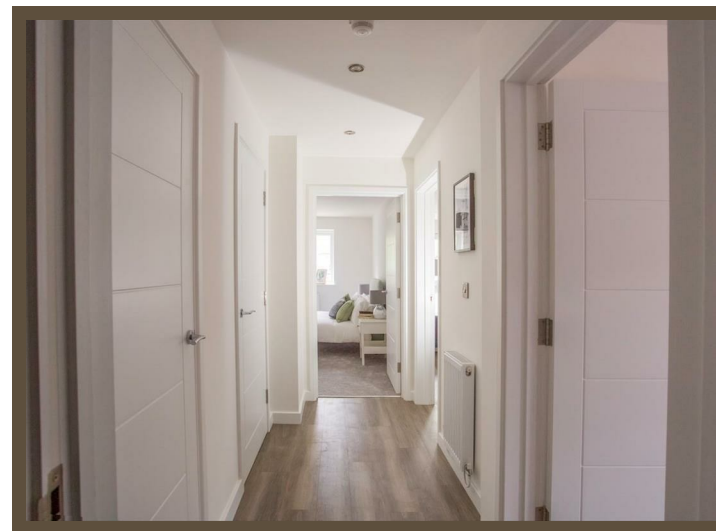
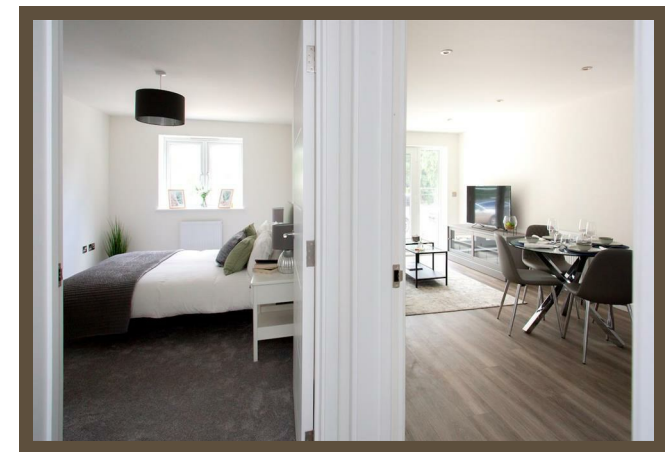
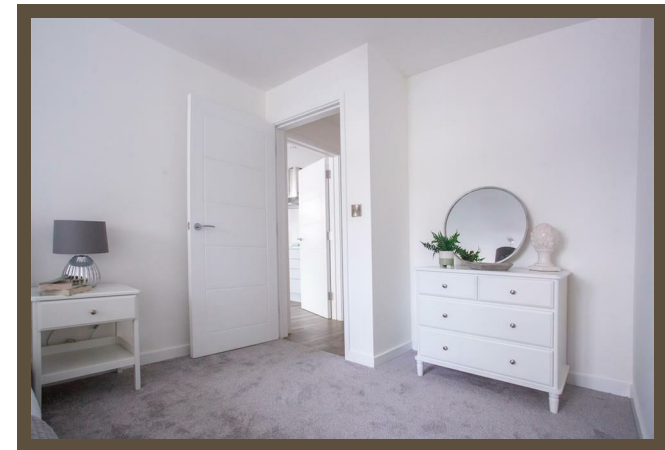
BENFLEET, SS7 1SU

Scott & Stapleton are delighted to offer for sale this BRAND NEW ground floor purpose built apartment.

The property has been built to the highest specification and benefits from spacious accommodation including a large open plan lounge/diner & luxury fitted kitchen with integrated appliances & Quartz worktops. There are also 2 double bedrooms & a modern fitted shower room plus the added attraction of an allocated parking space.

The property is within a sought after development close to all amenities including Hadleigh town centre, local shops, schools & Thundersley downs.

Offered with a 10 year building guarantee, SHARE OF FREEHOLD & no onward chain an early internal inspection is strongly advised.



Apartment 2

Approx. 57 sqm

Lobby

1.40m x 1.30m (4'7 x 4'3)

Hall

2.16m x 1.30m (7'1 x 4'3)

Lounge/kitchen

7.19m x 3.15m (23'7 x 10'4)

Bed 1

5.16m x 2.69m (16'11 x 8'10)

Bed 2

3.58m x 3.23m (11'9 x 10'7)

Shower

2.46m x 2.36m (8'1 x 7'9)


Service charges

Service charge approx. £1,100 per annum including buildings insurance.
Share of freehold, no ground rent.
Managing agents - Scott & Stapleton Block Management

Mortgage advice

Navigating mortgages may not be straight forward so Scott & Stapleton have enlisted the help of Affinity Mortgages to offer any purchasers an independent, fee free, 5 star rated service for any of their mortgage needs. Please speak to one of our representatives for more info.



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
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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