



Williams & Donovan

Sales · Lettings · New Homes

Saxon Court, London Road, Benfleet, SS7 4BY



£190,000

WILLIAMS & DONOVAN - this two bedroom ground floor flat is situated in a popular Benfleet location close to Tarpots facilities and all local amenities. The property is offered for sale with NO ONWARD CHAIN and benefits from having a spacious lounge, fitted kitchen, two bedrooms and an allocated parking space. Lease length - 66 years; Ground rent - £75 pa; Service charge £85 pcm. EPC rating - E. Our ref: 12418



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Saxon Court, London Road, Benfleet, SS7 4BY

Accommodation comprises:

Entrance via entrance door to COMMUNAL ENTRANCE HALL. Personal entrance door to:

ENTRANCE HALL

Coved ceiling. Dado rail. Telephone point. Built in storage cupboard housing insulated cylinder. Wall mounted storage heater. Doors to:

LOUNGE 14' 5" x 11' 4" reducing to 8' 2" (4.39m x 3.45m > 2.49m)

Double glazed window to rear. Coved ceiling. Dado rail. Archway to:



KITCHEN 8' 9" x 7' 3" (2.67m x 2.21m)

Double glazed window to rear. Coved ceiling. Extensive range of base and eye level units. Complimentary roll edged working surfaces. Inset stainless steel single drainer sink with mixer taps. Integrated oven and hob with concealed extractor chimney above. Space and plumbing for washing machine. Tiled splash backs. Wall mounted electric heater.



BEDROOM ONE 12' 5" x 8' 3" (3.78m x 2.51m)

Double glazed window to front. Coved ceiling. Dado rail. Wall mounted storage heater. Built in double wardrobe with mirror fronted sliding doors.



BEDROOM TWO 9' 1" x 6' 9" (2.77m x 2.06m)

Double glazed window to front. Coved ceiling. Dado rail. Wall mounted storage heater.



BATHROOM 7' 4" x 6' 9" max (2.24m x 2.06m)

Extractor fan. Three piece suite comprising low flush w/c; pedestal mounted wash hand basin with mixer taps and panelled bath with mixer taps, shower attachment and independent electric shower above. Part tiled walls. Wall mounted blow heater.



EXTERIOR:

To the **FRONT** of the property are communal gardens, along with ample parking spaces, one of which is allocated to the flat.



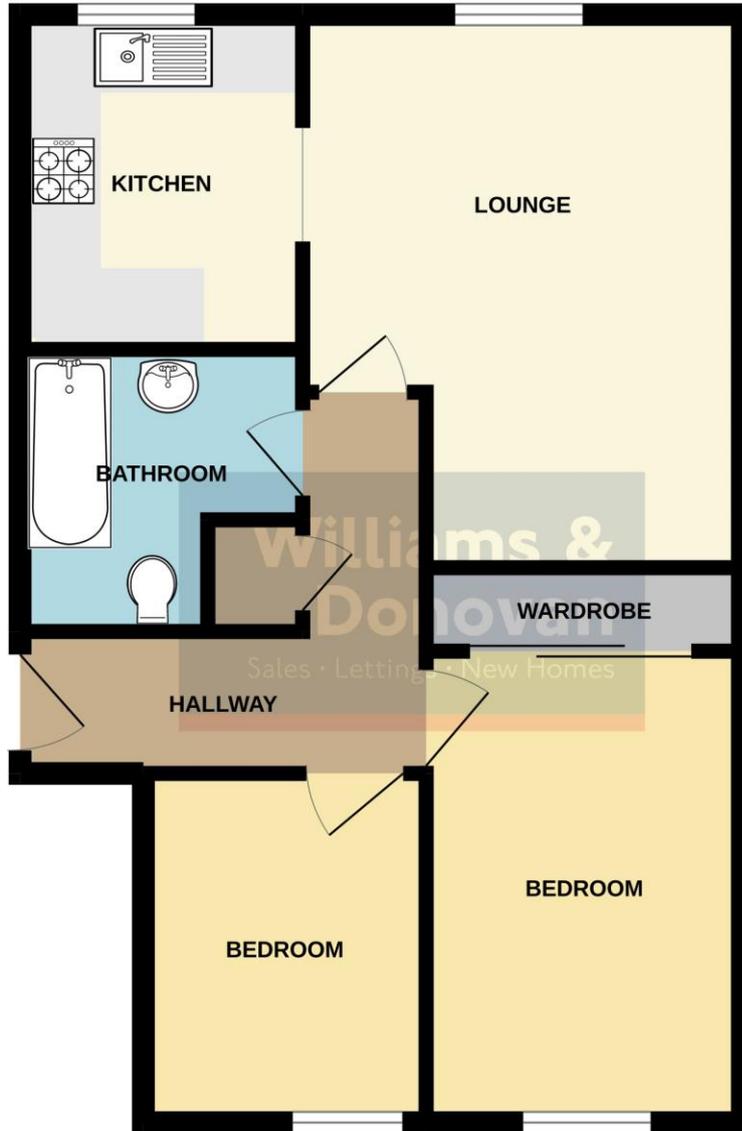
Agent's Note:

Lease length - 66 years

Ground rent - £75 pa

Service charge £85 pcm.

GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 508 sq.ft. (47.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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