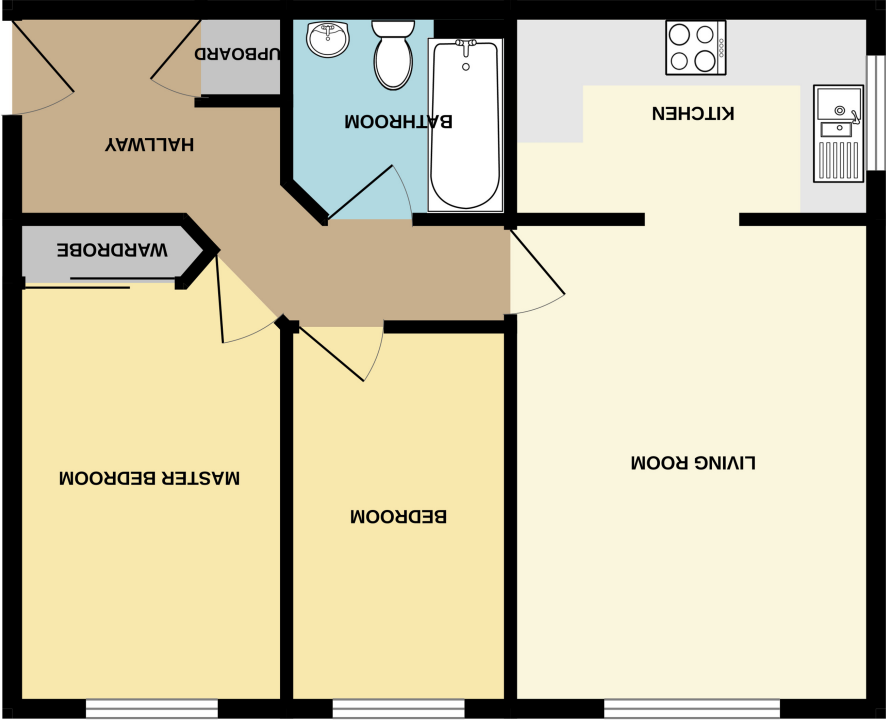
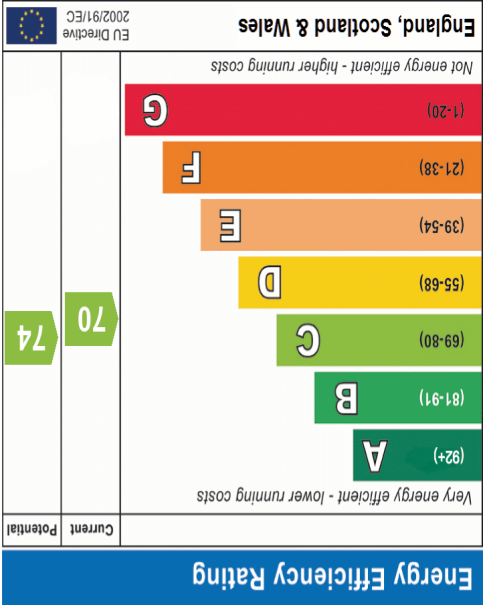


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

Made with Mapbox ©2025



TOP FLOOR FLAT







ENTRANCE

Block accessed via a communal entrance door with entry telephone system. Stairs rise to second floor, with personal entrance door to accommodation.

HALLWAY

6' 2" x 7' 11" extending further - narrowing to 2'10". Coved ceiling with mains wired smoke alarm and ceiling light point. Large built in storage cupboard housing hot water boiler. Wall mounted Electricity fuseboard. Wall mounted storage heater. Carpet laid throughout. Door through to living room.

LIVING ROOM

14' 7" x 10' 10" (4.45m x 3.30m) Spacious living room. UPVC double glazed lead light window to rear aspect. Coved ceiling with ceiling light point. Wall mounted storage heater. Carpet laid throughout. Door opening through to kitchen.

KITCHEN

10' 10" x 6' 2" (3.30m x 1.88m) UPVC double glazed lead light window to side aspect. Florescent ceiling light point. Kitchen comprises of wall mounted and base level kitchen cabinet unit & drawers with rolled edged stone effect worktops incorporating a four ring Electric hob, tiled splash backs to all worktop spaces. Stainless steel one and a half bowl sink unit with mixer tap & drainer. Integral Electric fan assisted oven. Space for freestanding fridge/freezer and space & plumbing for under counter washing machine. Tile effect vinyl flooring laid throughout.

BEDROOM ONE

12' 9" to fitted wardrobes x 8' 2" (3.89m x 2.49m) UPVC double glazed lead light windows to rear aspect. Built in mirror fronted sliding door wardrobes. Coved ceiling with ceiling light point. Wall mounted thermostatic controlled Electric heater. Carpet laid throughout.

BEDROOM TWO

11' 5" x 6' 5" (3.48m x 1.96m) UPVC double glazed lead light window to rear aspect. Ceiling light point. Loft hatch with access to loft space. Electric thermostatic controlled heater. Carpet laid throughout.

BATHROOM

6' 8" x 6' 2" (2.03m x 1.88m) Ceiling light point, ceiling venting extractor. Wall mounted Electric Dimplex heater. Suite comprises of a panelled bath with mixer tap and Electric shower over with glass pivoting shower screen. Pedestal wash basin, close coupled WC. Vinyl tile effect flooring throughout.

EXTERNAL

The Block is accessed via Benfleet Road to a communal parking area of which the property has two allocated spaces. Communal lawn/garden area and access to bin store.

ADDITIONAL INFO

Lease Term remaining: 968 years.  
Ground rent £79.00 bi-annually.  
Service Charge £980.00 bi-annually.  
Council tax band C - £1980 p/a.

