



STUART THOMAS
ESTATES



- SOUGHT AFTER LOCATION
- GROUND FLOOR FLAT
- DIRECT ACCESS TO COMMUNAL GARDENS
- WELL FITTED KITCHEN

Flat 29 Queens Lodge, Benfleet Road, Hadleigh, Essex, SS7 1NY

£185,000

An ideal opportunity to acquire this SUPERB GROUND FLOOR FLAT with DIRECT ACCESS from the Lounge to Communal Gardens. With OFF STREET PARKING for TWO VEHICLES here is a property not to be missed.



Property Description

ENTRANCE HALL

Entrance door with a spyhole leads to the entrance hall. Electric heater. Security entry phone. Wall mounted cupboard housing the electric consumer unit. Airing cupboard housing the hot water cylinder.

LOUNGE

This attractive room has double glazed sliding patio doors leading directly to the communal gardens.

KITCHEN

Well fitted with a range of units at eye and base level with ample work surfaces over. Four ring electric hob with an extractor cooker hood over and a built under oven. Space and plumbing for a washing machine. Single drainer stainless steel sink unit with a mixer tap over. Double glazed lead light window to the side. Electric fan heater.

BEDROOM

With a double glazed lead light window. Electric heater. Sliding door mirrored wardrobes to one wall.

SHOWER ROOM

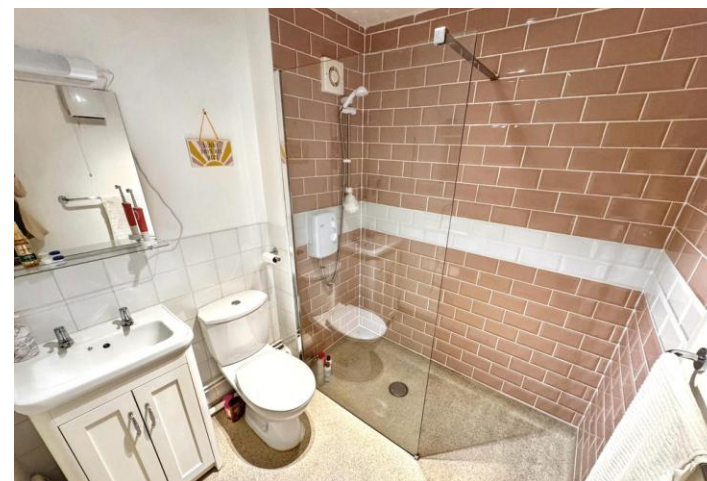
With a low level wc vanity hand wash basin and a walk in shower with screen. Electric shower. Extractor fan. Wall mounted fan heater. Some ceramic tiling.

COMMUNAL GARDENS

For the use of residents.

OFF STREET PARKING

Allocated off street parking for two vehicles. Number 29.





GENERAL

Tenure Leasehold

999 year term from 25/03/1994

Ground Rent £160 per annum

Service Charge £1750 per annum



Approx Gross Internal Area
39 sq m / 424 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		

294 Kiln Road, Benfleet, Essex,
SS7 1QT

stestates.co.uk
01702 558110
info@stestates.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements