

stuart
thomas



- LARGE KITCHEN DINER
- NEWLY FITTED BATHROOM
- CONVENIENT LOCATION
- WEST FACING COMMUNAL GARDENS

Flat 1 / Sanderson Court, St. Clements Road, Benfleet, Essex, SS7 5XJ

£220,000

STUART THOMAS is pleased to offer this 2 bedroom first floor maisonette which has been maintained to a high standard throughout and enjoys a well stocked west facing communal garden. There is a fabulous newly fitted bathroom, 2 bedrooms, good sized lounge, large kitchen diner and shutters throughout.



Property Description

HALL

Entrance via a half glazed door with a small seating area to the side. Stairs to the first floor. Double glazed window to the front with fitted shutters. Large cupboard currently used as both a cloaks and storage. Smooth plastered ceiling. Coving. Carpet. Access to the loft which we understand is partially boarded and has power.

LOUNGE

12' 11" x 9' 10" (3.94m x 3m) Double glazed window to rear with fitted shutters overlooking the communal gardens. Smooth plastered ceiling with coving. Thermostat for heating. Radiator. Carpet.

KITCHEN/DINER

12' 11" x 9' 03" (3.94m x 2.82m) A good sized room with a range of cream eye and base level unit with a wood effect rolled work surface over and a black granite sink. Space for range cooker with stainless steel splashback. Space for fridge freezer and plumbing for washing machine. Space for dining table. Cupboard housing combi boiler. Tiled floor with modern tiled detail inset. Double glazed window to rear with fitted shutters. Smooth plastered ceiling and coving. Radiator with decorative cover.

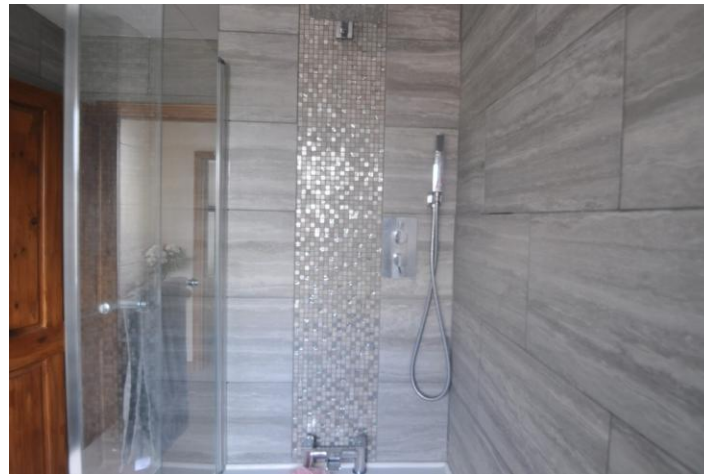


BEDROOM ONE

9' 10" x 9' 05" (3m x 2.87m) Double glazed window to front with fitted shutters. Smooth plastered ceiling and coving. Carpet. Radiator.

BEDROOM TWO

9' 06" x 6' 07" (2.9m x 2.01m) Double glazed window to the rear with fitted shutters. Carpet. Smooth plastered ceiling and coving.



BATHROOM

Luxury newly fitted bathroom with modern tiling to all visible walls. Concealed unit WC with wash hand basin inset into vanity unit. P shaped bath with mains rain shower and additional detachable shower. Glass shower screen. Tiled floor. Storage cupboard. Heated grey towel rail. Double glazed window with obscure glass to the side.

FRONT GARDEN

Hard standing to the front of property with one allocated parking space.



BACK GARDEN

Large communal well tended west facing garden with washing drying facilities. Brick built allocated sheds to all the flats. The current vendor has created a patio area to the rear of the garden and has also installed a shed and garden room which we understand is to remain.

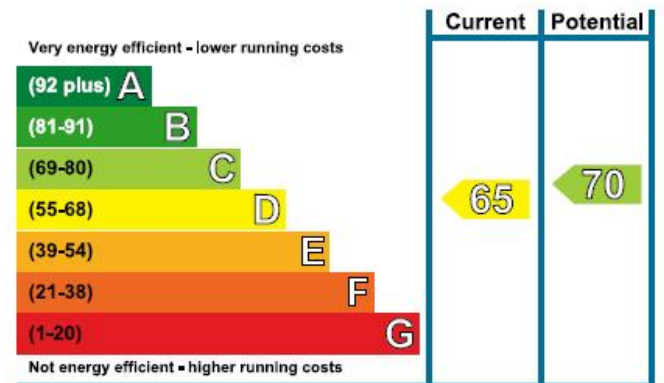
AGENTS NOTE

120 year lease. We understand from the Vendor that the ground rent and service charge is £31 per month payable over 10 months.

Ground Floor



Energy Efficiency Rating



294 Kiln Road, Benfleet, Essex,
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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