



stuart  
thomas

## Benfleet Road

Thundersley, SS7 1LY

- GROUND FLOOR FLAT WITH DIRECT ACCESS TO THE COMMUNAL GARDENS
- LOCATED IN A POPULAR DEVELOPMENT
- CLOSE TO HADLEIGH TOWN

**Guide Price £160,000**

EPC Rating 'TBC'



HALL Airing cupboard. Security entry phone. Carpet.

LOUNGE 13' 07" x 9' 09" (4.14m x 2.97m) Double glazed patio doors with direct access to a small patio area and the communal gardens. Carpet.

KITCHEN 9' 09" x 8' 07" (2.97m x 2.62m) Range of white eye level and base units with rolled top work surface and tiled splashback. White sink. Plumbing for washing machine. Space for fridge freezer. Electric hob with extractor fan over. Integrated electric oven. Wall mounted electric heater. Vinyl flooring.

BEDROOM 11' 11" x 9' 09" (3.63m x 2.97m) Built in wardrobe space. Double glazed window to rear. Wall mounted electric heater. Carpet.

BATHROOM Pedastal hand wash basin. Bath with electric shower over. Close coupled WC. Tiling to bath and wash basin areas. Wall mounted electric heater. Wood effect vinyl flooring. Extractor fan.

PARKING The flat benefits from 2 allocated parking

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spaces.

COMMUNAL GARDENS The development is set in a lawned area flanked by mature shrubs.

LEASE Long lease well in excess of 900 years. Service charge and ground rent charges to be advised.



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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