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Everglades, London Road, Hadleigh, Benfleet, SS7 2ED

Asking Price: £230,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(95-100)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)	66	71
E	(21-38)		
F	(11-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)	47	51
F	(11-20)		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

FREE MARKET APPRAISAL

If you are thinking of selling or letting your home, Hunters would be pleased to provide free, no obligation sales, letting and marketing advice. Even if your home is outside our area, we can arrange a Market Appraisal through our national network of branches.



ESTUARY VIEWS

Located just off London Road with views of the Estuary and easy access to Leigh On Sea station. This unique apartment is ideal for a first time buyer. The property boasts from an open plan living area, two bedrooms, a balcony to enjoy the pleasant view plus the added benefit of your own parking space.

COMMUNAL ENTRANCE

Stairs to first floor flat. Own front door to hallway.

HALLWAY

Access to open plan lounge/diner and kitchen. Stairs to first floor, large storage cupboard under stairs, entry phone system and fitted alarm.

KITCHEN

2.57m (8' 5") x 1.96m (6' 5")

Window to rear, fitted wall and base units, roll edge work surface, sink and drainer, fitted grill and hob with extractor over, tiled splash walls, plumbed for washing machine.

OPEN PLAN LOUNGE/DINER

7.09m (23' 3") x 3.58m (11' 9")

Double glazed sliding door to front balcony, two extra double glazed windows, coved ceiling, laminated flooring, electric wall heater and separate door leading to bathroom and bedroom two.

BATHROOM

Double glazed window to rear, low level w.c, pedestal hand wash basin, bath with separate shower over with tiled splash back wall and tiled flooring, heated towel rail, wall mounted heater.

BEDROOM TWO

2.95m (9' 8") x 2.16m (7' 1")

Double glazed window to side, electric wall heater.

FIRST FLOOR

LOFT ROOM

Two double glazed skylight windows to front with fitted blinds, two separate electric wall heaters, two separate walk in wardrobes, extra storage in eaves cupboard.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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