



STUART THOMAS
ESTATES



- CLOSE TO TARPOTS SHOPS
- NO ONWARD CHAIN
- DOUBLE BEDROOM
- SHOWER ROOM

4 Swan Court, 80 London Road, Benfleet, Essex, SS7 5TJ

Guide Price £140,000

So close to Tarpots shops this FIRST FLOOR MAISONETTE on this popular over 55's development is offered for sale with NO ONWARD CHAIN. With a long lease the accommodation comprises a GOOD SIZE LOUNGE, fitted kitchen, DOUBLE BEDROOM with FITTED WARDROBES and SHOWER ROOM. PARKING AVAILABLE ON SITE.



Property Description

WHAT WE LOVE

So close to Tarpots shops this FIRST FLOOR MAISONETTE on this popular over 55's development is offered for sale with NO ONWARD CHAIN. With a long lease the accommodation comprises a GOOD SIZE LOUNGE, fitted kitchen, DOUBLE BEDROOM with FITTED WARDROBES and SHOWER ROOM. PARKING AVAILABLE ON SITE.

ENTRANCE HALL

Entrance door leads to the entrance hall with stairs leading to the first floor.

LOUNGE/DINER

16' 8" x 11' 6" (5.08m x 3.51m) Lead light double glazed window to the front. Coving. Open plan to the:-

KITCHEN

7' 10" x 5' 10" (2.39m x 1.78m) Fitted with units at eye and base level with work surfaces over. Single drainer sink unit with a mixer tap. 4 ring electric hob and a built under oven. Extractor cooker hood. Space and plumbing for a washing machine. Space for fridge. Coving.

BEDROOM ONE

11' 3 plus wardrobes" x 8' 8" (3.43m x 2.64m) Double glazed window to the rear. Access to the loft. Fitted wardrobes and overhead cupboards.

SHOWER ROOM

Low level wc vanity wash hand basin set into a work surface with cupboards under. Concealed space for a tumble dryer. Corner shower. Heated towel rail. Fully tiled to all visible walls.



PARKING

Available on site.

TENURE

LEASEHOLD.

We understand a 199 year lease was granted on the
12th January 1989

Ground rent £50 per annum

Service charge approx £410 per annum includes
cleaning and gardening.

COUNCIL TAX BAND

Castle Point Borough Council

Band B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	62 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.