



stuart  
thomas

## Benfleet Road

, Thundersley, SS7 1LY

- GREAT LOCATION
- TOP FLOOR FLAT
- WALKING DISTANCE  
HADLEIGH TOWN CENTRE
- WELL FITTED KITCHEN

**Guide Price £195,000**

EPC Rating '70'





GENERAL 2 BEDROOM TOP FLOOR FLAT in a popular purpose built development located within walking distance of Hadleigh Town Centre and close to bus routes with 2 allocated parking spaces.

HALL Entrance into hallway with cupboard housing hot water tank. Security entry phone. Electric radiator with timer and independent room thermostat. Carpet.

LOUNGE 14' 06" x 10' 10" (4.42m x 3.3m) UPVC double glazed window to the rear with lead light effect. Electric radiator with timer and independent room thermostat. Carpet.

KITCHEN 10' 09" x 6' 02" (3.28m x 1.88m) The kitchen comprises a range of light wood effect eye and base level units with granite effect rolled work surface over and stainless steel sink. Electric hob and electric oven with extractor fan over. Space and plumbing for washing machine as well as a space for the fridge/freezer. Double glazed window to the side with lead light effect. Wall mounted electric heater. Vinyl flooring.

BEDROOM 1 12' 05" x 8' 02" (3.78m x 2.49m) The bedroom has a double fitted wardrobe with sliding mirrored doors. UPVC double glazed window to the rear with lead light effect. Electric radiator with timer and independent room thermostat. Carpet.

BEDROOM 2 11' 05" x 6' 05" (3.48m x 1.96m) The bedroom has UPVC double glazed window to the rear with lead light effect. Electric radiator with timer and independent room thermostat. Carpet. Loft Access.

BATHROOM 6' 07" x 6' 02" (2.01m x 1.88m) The bathroom has a bath with shower over. There is a half tiled splash back to one wall. Extractor fan. Wall mounted electric heater. Light colour vinyl flooring.

GENERAL The flat comes with 2 allocated parking spaces.  
There are communal gardens to the rear of the development.  
Ground rent is £159.60 paid every 6 months.  
Service charge is £737.65 paid every 6 months.

