



Lyndbourne Court, Benfleet, Essex, SS7

1 Bed Ground Floor Flat / £650 PCM / t. 01702 555888

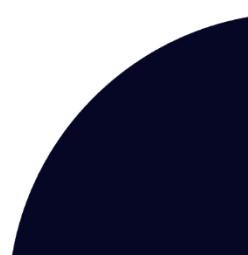




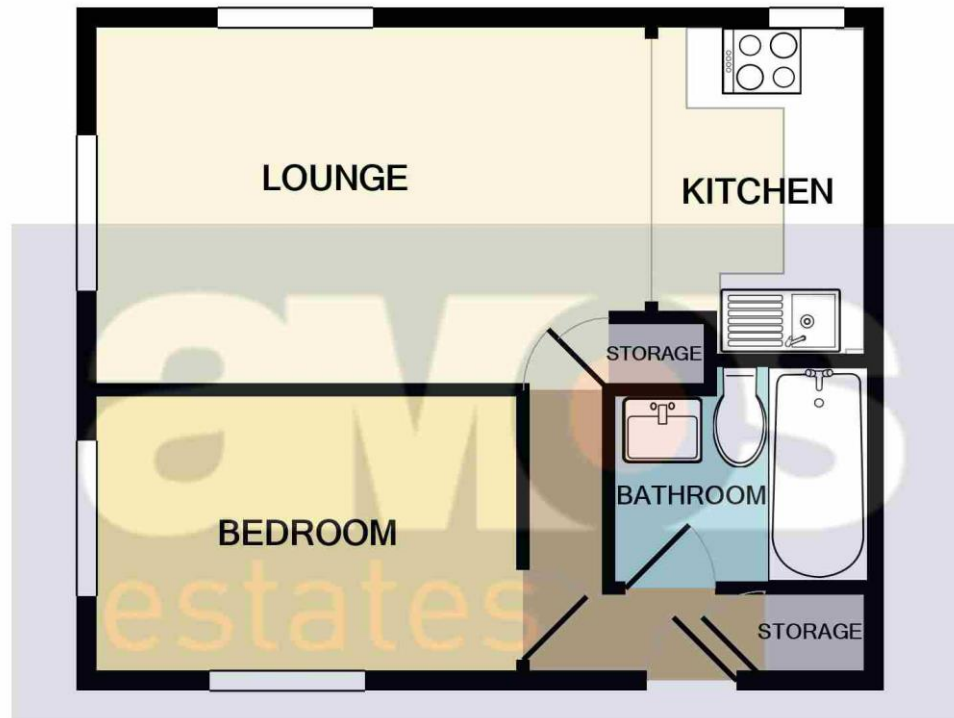
Available for rent in this popular development is this immaculate **one bedroom** ground floor flat which is ready to move in to and offers good size lounge open plan to modern fitted kitchen, bedroom and three piece bathroom suite together with allocated parking space and further visitor spaces.

Situated in this convenient location within close proximity to Tarpots shopping facilities and local amenities whilst also having excellent transport links nearby via A127/A13 trunk roads, bus routes and Benfleet Station.

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**TOTAL APPROX. FLOOR AREA 313 SQ.FT. (29.1 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Highlights

- / Lounge open plan to kitchen 20'6 x 9'2**
- / Bedroom 10'7 x 7'10**
- / Bathroom 6'5 x 5'8 Max**
- / Communal gardens**
- / Allocated parking space and further visitor space**
- / Well Presented Throughout**
- / Upvc Double Glazing Throughout**
- / Excellent Location**

Communal entrance door opening to communal hallway leading to private entrance door with spy hole to:

### **Entrance Hall \**

Laminate flooring, power points, wall mounted entry phone system, telephone point, storage cupboard with shelving, doors to accommodation off.

### **Lounge open plan to kitchen \**

20'6 x 9'2 (6.27m x 2.8m)

The lounge area having laminate flooring, power points, TV point, telephone point, uPVC double glazed windows to front and side, airing cupboard housing hot water tank, open plan to the kitchen. Modern kitchen comprising stainless steel sink and drainer unit inset into a range of square edge worktops with white high gloss cupboards and drawers beneath and matching eye level units, integrated Whirlpool electric oven with integrated Whirlpool microwave above, inset four ring Whirlpool electric hob, space and plumbing for dishwasher, space and plumbing for washing machine, power points, attractive tiling, laminate flooring, uPVC double glazed window to side.

### **Bedroom \**

10'7 x 7'10 (3.26m x 2.16m)

UPVC double glazed windows to front and side, laminate flooring, power points.



## **Bathroom \**

**6'5 x 5'8 Max (1.98m x 1.76m)**

Modern three piece suite comprising panel bath with chrome controls and shower over, push button W.C, vanity wash basin with chrome mixer tap and storage below, tiled floor, tiled walls, wall mounted heater, extractor fan, ladder style heated towel radiator.

## **Outside \**

The property benefits from well tended communal gardens and allocated parking space and further visitor spaces.

**Available End Of October \ No Pets As Per Lease \ Full Referencing Required \ EPC Band D**



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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

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