



LONDON ROAD, BENFLEET, ESSEX, SS7  
**£1,300 PER MONTH UNFURNISHED**

## EXCEPTIONALLY MODERN TWO BEDROOM FIRST FLOOR APARTMENT - OFF STREET PARKING

Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk

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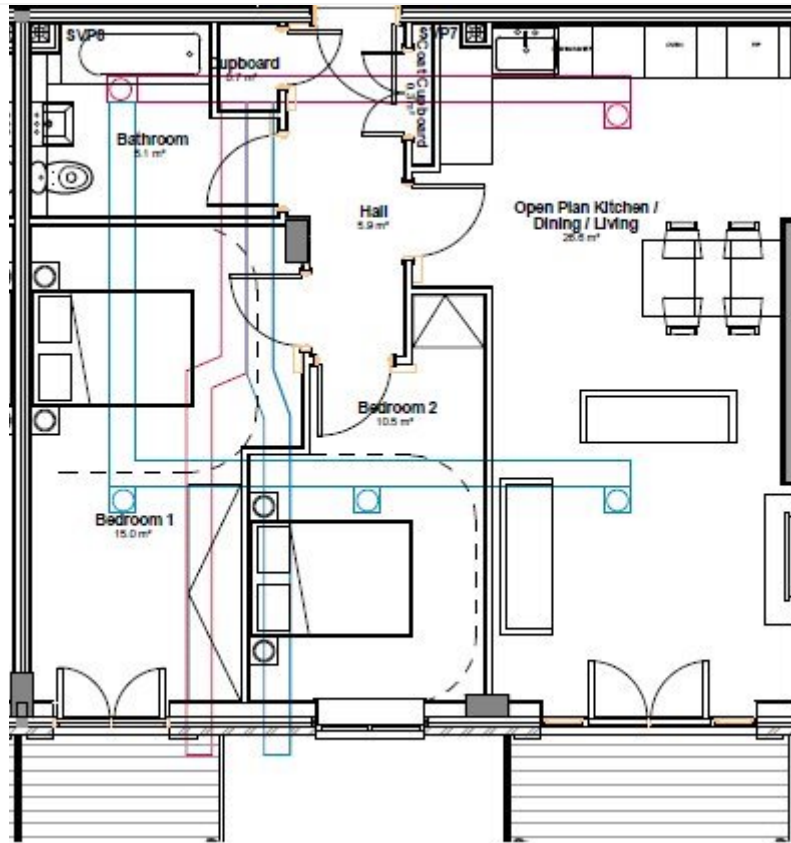
### **DESCRIPTION:**

Winkworth are delighted to offer to rent this exceptionally modern two bedroom first floor flat with parking for one vehicle within easy reach of both Leigh and Benfleet mainline train stations. Available late April 2024.

Finished to an exceptional standard, the apartment benefits from a large open plan lounge/dining room and modern kitchen with integrated fridge/freezer, electric oven and hob, dishwasher and washing machine. Offering two double bedrooms, and balcony off of the lounge, the property is also fit with a high quality video entry phone system, electronic security gates to the residents car park with one allocated parking space, lift to all floors and solar powered infrared ceiling panel heaters that provide energy efficient, discreet heating.

Council Tax Band C - Castle Point Council. Energy Performance rating B. Minimum income required £39,000. Electric heating only. Main water supply.





This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92)                                        | <b>A</b> | 90                      | 90        |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

**Deposit:** £1,500.00

**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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