

Brown & Brand

ESTAS ★★★★★ ESTATE AGENT AWARDS 2022 BEST AGENCY NETWORK The Guild of Property Professionals

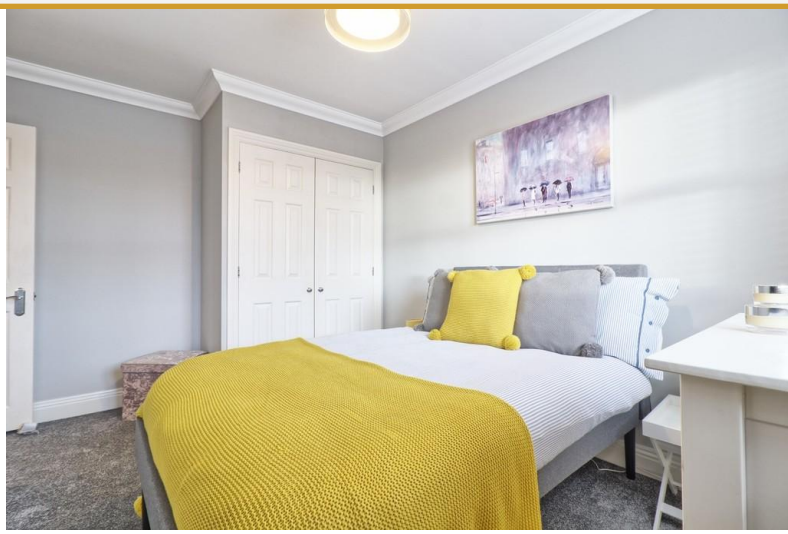
Maple Grange

Thundersley, SS7 3QP

- Delightful New England-style flat in detached block
- Open-plan lounge and kitchen are enhanced by a large bay window
- Modern three-piece tiled bathroom is fitted with a plumbed-in shower
- Generously sized master bedroom which includes built-in wardrobes

£160,000











Property Description

Situated within a delightful New England-style detached block, this bright and spacious first-floor apartment offers an excellent blend of comfort and modern living. The property features a communal entrance with a secure entry phone system, leading to a well-designed living space. The open-plan lounge and kitchen are enhanced by a large bay window that fills the room with natural light and includes integrated appliances such as a hob, oven, and hood.

The modern three-piece tiled bathroom is fitted with a plumbed-in shower, offering both style and functionality. The generously sized master bedroom includes built-in wardrobes, providing ample storage while maintaining a sense of space.

Additional highlights include parking at the front for residents and visitors, and the property is offered in immaculate condition with the convenience of vacant possession. Perfectly suited for those seeking a move-in-ready home, this is an opportunity not to be missed. Early viewing is highly recommended.









ACCOMMODATION
Approached via communal entrance door giving access to communal entrance hall. Carpet. Access to stairs to all floors. Flat plastered ceiling with coving and courtesy lighting. Electric heater. Personal entrance door to individual flat.

LOUNGE/KITCHEN
15' 2" x 12' 3" (4.62m x 3.73m)
LOUNGE AREA
Carpet. Large double glazed bay window to front. Flat plastered ceiling with coving. Electric heater.

KITCHEN AREA
Fitted in a range of white high gloss units offering cupboards and drawer packs to both ground and high level with contrasting Roll edge work surfaces over. Inset oven and grill with four ring hobs with extractor over. Space for freestanding fridge freezer. Space and plumbing for washing machine. Inset stainless steel single bowl single drainer sink unit with mixer taps. Tiled floor. Flat plastered ceiling with coving.

INNER HALLWAY
Carpet. Electric heater. Wall mounted switches. Security entry phone system. Flat plastered ceiling with coving. Panel doors to other rooms.

BATHROOM
Fitted in a white three-piece suite comprising P shaped panelled bath with plumbed in shower over and glass screen, pedestal wash hand basin inset to vanity unit and close coupled WC. Tiled floor. Tiled walls. Extractor fan. Flat plastered ceiling with coving. Electric towel rail/radiator. Built-in cupboard housing hot water tank.

BEDROOM
12' 3" x 8' 4" (3.73m x 2.54m) Carpet. Electric heater. Double glazed window inside. Flat plastered ceiling with coving. Built-in double door wardrobe.





EXTERNALLY

Communal Patio/Terrace area to rear with washing line and Bin area.

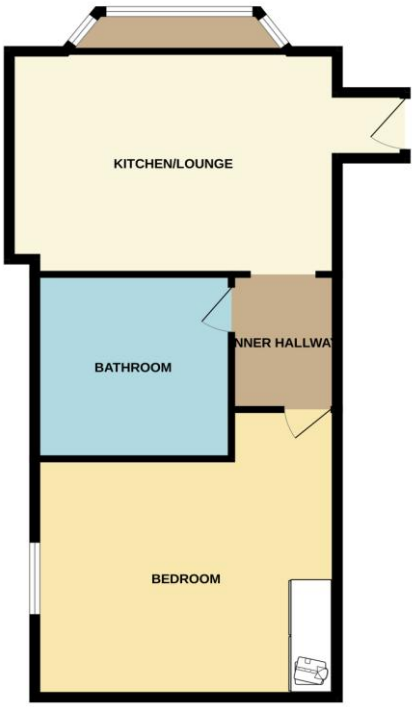
PARKING

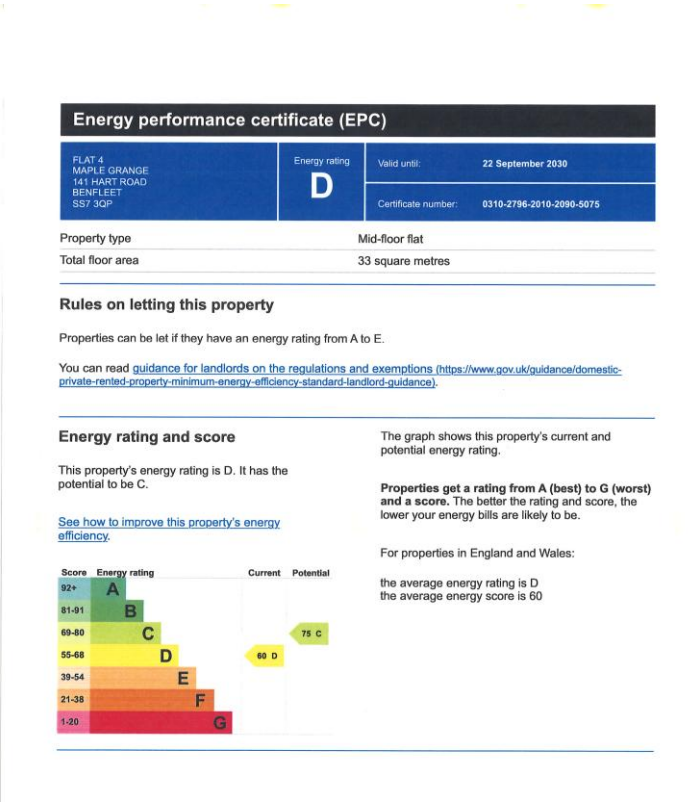
Block enjoys a substantial frontage with parking for each individual flat and visitors. Boarded by flowerbeds with shrubs and retaining brick wall with wrought iron railings.

MATERIAL INFORMATION

Service charge - £1,400 Yearly
Ground rent - £100 Yearly
111 years remaining lease
Council tax band A

GROUND FLOOR





Energy performance certificate (EPC)

FLAT 4
MAPLE GRANGE
141 HART ROAD
BENFLEET
SS7 3QP

Energy rating: D

Valid until: 22 September 2030

Certificate number: 0310-2796-2010-2090-5075

Property type	Mid-floor flat
Total floor area	33 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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