

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Willow Lodge, Hart Road, Thundersley, Benfleet, SS7 3PQ



£220,000

WILLIAMS and DONOVAN - situated in the heart of Thundersley Village with all the amenities on offers including doctors, chemist, restaurants and shops, is this two bedroom ground floor retirement apartment. The property is located in a lovely purpose built block, built in 2003, with communal lounge, conservatory, guest suite, outdoor seating areas and Careline assistance by pull cord activation. Over 60s. Lease remaining approx. 103 years approx. EPC rating - C. Our ref: 15652

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# Willow Lodge, Hart Road, Thundersley, Benfleet SS7 3PQ

Accommodation comprises:

Entrance via secure entry phone system to COMMUNAL ENTRANCE HALL, with access to COMMUNAL LOUNGE, CONSERVATORY and GARDEN. Stairs and lift to FIRST FLOOR.

Personal entry door to:

## HALLWAY

Skimmed ceiling. Built in storage cupboard housing Megaflo hot water cylinder. Doors to:



## LOUNGE 17' 1" x 9' 9" (5.21m x 2.97m)

Coved and skimmed ceiling. UPVC double glazed window with blinds to remain, to front aspect. Storage heater. Wall mounted electric heater.



## KITCHEN 12' 6" reducing to 7' 3" x 10' 5" (3.81m > 2.21m x 3.18m)

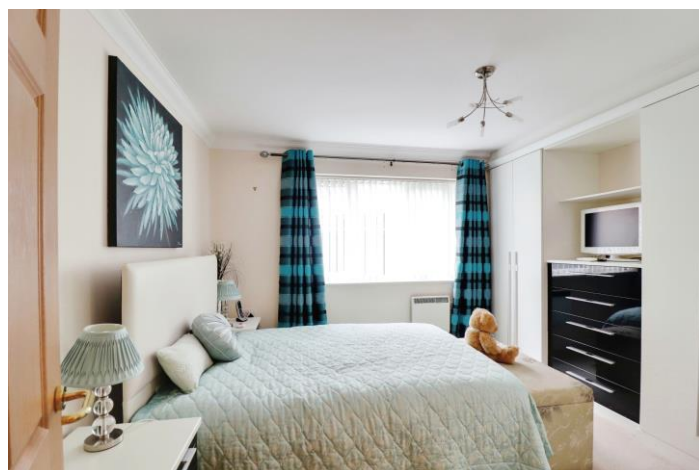
Skimmed ceiling. UPVC double glazed window with blinds to remain, to front aspect. Range of base and eye level units with roll edged working

surfaces. Inset ceramic one and a half bowl sink unit with chrome mixer tap. Inset 4 ring electric hob with extractor hood over. Built in twin electric oven. Integrated fridge/freezer. Tiled splashbacks. Electric plinth heater.



## BEDROOM ONE 12' 5" x 11' 7" (3.78m x 3.53m)

Coved and skimmed ceiling. UPVC double glazed window with blinds to remain, to side aspect. Range of built in wardrobes and matching chest of drawers to remain. Wall mounted electric heater.



## BEDROOM TWO 10' 6" x 9' 8" (3.2m x 2.95m)

Currently used as a dining room. Coved and skimmed ceiling. UPVC double glazed window with blind to remain, to side aspect. Wall mounted electric heater. Built in storage cupboard.





### **SHOWER ROOM 10' 5" x 6' 5" (3.18m x 1.96m)**

Skimmed ceiling. Three piece white suite comprising enclosed w/c, vanity mounted hand wash basin with chrome mixer tap and double walk in shower cubicle. Tiled walls. Chrome heated ladder style towel rail.



### **OUTSIDE OF PROPERTY:**

Communal car park to front of the property, with unallocated parking. Communal gardens to rear.

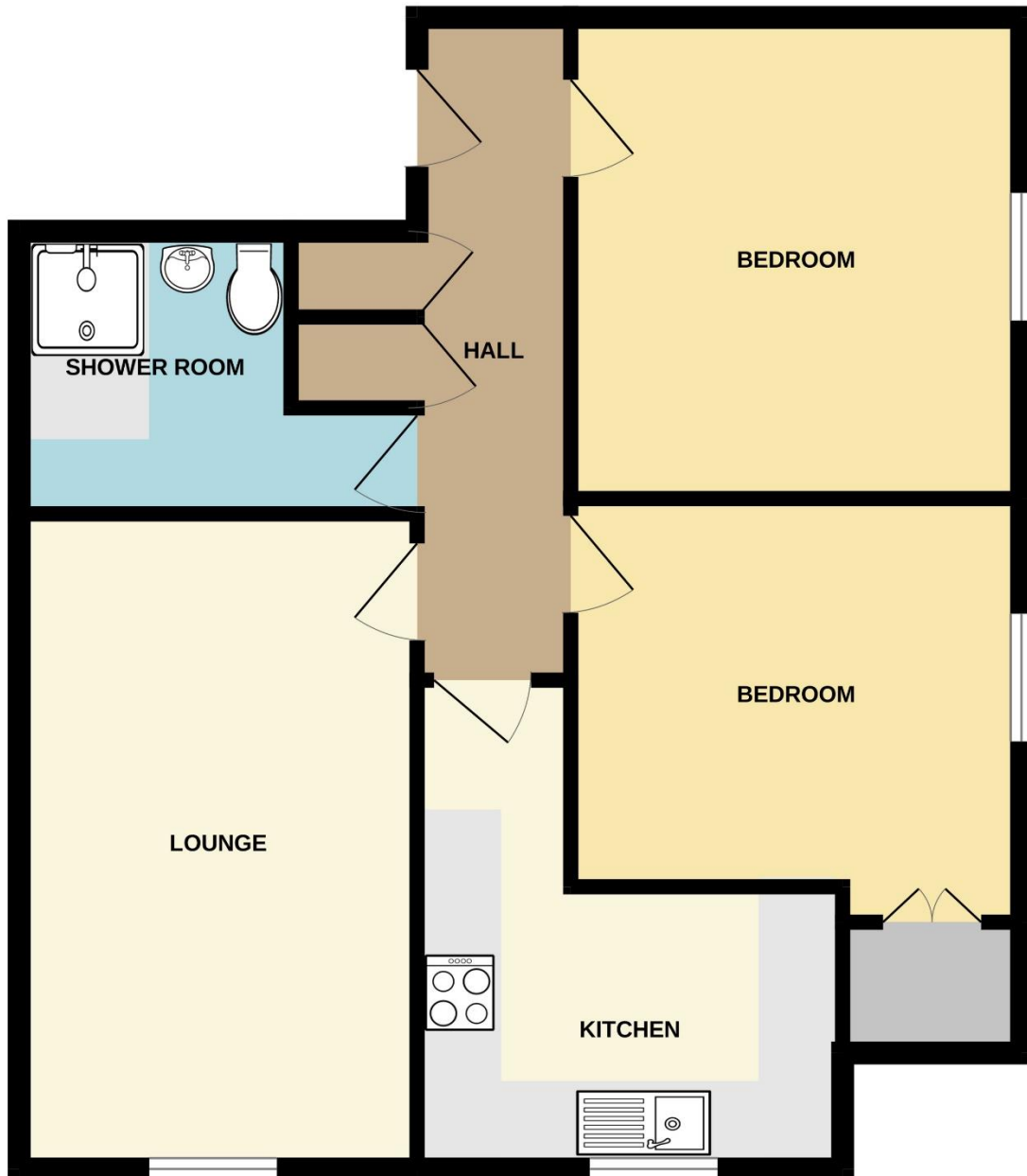


### **Agent's Note:**

This property has 103 years approx. remaining on the lease.

We understand that the Ground Rent is currently £450 per annum and the Maintenance Charges £4,597.85 per annum including buildings insurance and water rates. This helps to maintain the lift, the communal gardens and attendance of the House Manager, who works from 9 am - 1 pm Monday - Friday.

GROUND FLOOR  
695 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.5 sq.m.) approx.

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**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.