

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Brook Lodge, Brook Road, South Benfleet, SS7 5JB



GUIDE PRICE £300,000 - £315,000

WILLIAMS and DONOVAN are privileged to offer for sale with NO ONWARD CHAIN, this lovely, modern two bedroom ground floor retirement apartment, situated in a purpose built block in close proximity to Benfleet High Road. This well presented apartment benefits from a spacious open plan kitchen/lounge area with a private balcony area; two double bedrooms; high specification shower room, with communal gardens, roof terrace and parking for residents, and a guest suite for visitors. EPC rating - B. Our ref: 15852

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Brook Lodge, Brook Road, South Benfleet, SS7 5JB

Accommodation comprises:

Entrance via secure communal entry door to communal hall area with stairs and lift to first floor and roof terrace. Guest suite and meeting room to ground floor. Personal entrance door to:

HALLWAY

Skimmed ceiling. Radiator. Built in double storage cupboard. Oak doors to:

LOUNGE/DINER 16' 9" x 11' 6" (5.11m x 3.51m)

Skimmed ceiling with spotlight insets. Double glazed windows to rear aspect. Double glazed French style doors leading to private BALCONY overlooking communal gardens. Two radiators. LVT flooring. Open plan to:



KITCHEN 12' 1" x 5' 6" (3.68m x 1.68m)

Skimmed ceiling with spotlight insets. Double glazed window to side aspect. Range of base and eye level units with quartz working surfaces. Inset sink drainer. Inset 4 ring induction hob with extractor fan above and electric oven under. Integrated fridge/freezer. Integrated washing machine. Integrated dishwasher. Integrated microwave. Tiled splashbacks. Downlighting. LVT flooring.



BEDROOM ONE 15' 10" x 11' (4.83m x 3.35m)

Skimmed ceiling. Double glazed window to rear aspect. Range of fitted wardrobes. Radiator.



BEDROOM TWO 15' 5" x 7' 8" (4.7m x 2.34m)

Skimmed ceiling. Double glazed window to rear aspect. Radiator.



SHOWER ROOM 8' x 5' 6" (2.44m x 1.68m)

Skimmed ceiling with spotlight insets. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and double shower cubicle with mixer shower. Extractor fan. Chrome heated towel rail. Part tiled walls.



COMMUNAL KITCHEN & DAY ROOM

Situated on the 2nd floor, giving access to:



COMMUNAL ROOF TERRACE

Attractively fashioned with seating and a variety of hanging basket arrangements.

COMMUNAL GROUNDS

Communal parking. Communal gardens.

Agent's Note:

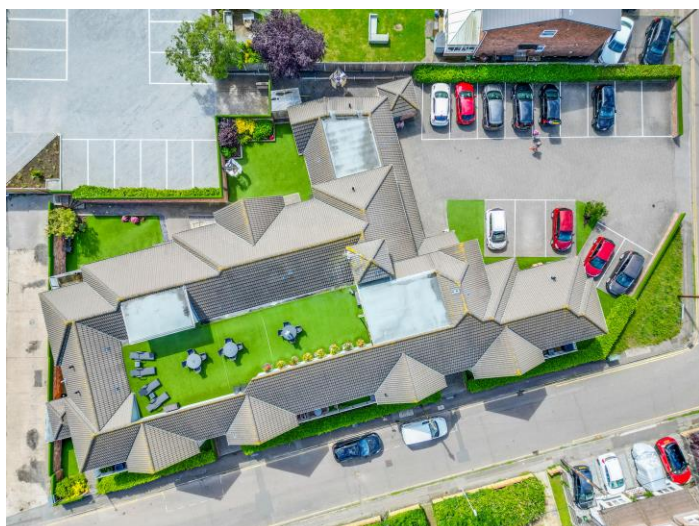
Lease length - 125 years in 2016

Service charge - £1,763.17 per annum

Ground rent - £150 every 6 months

House manager in attendance Mon - Fri am

Guest suite available to book for visitors



GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.8 sq.m.) approx.

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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