

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

106 – 116 Hart Road, Thundersley, Benfleet,
SS7 3PY



£225,000

WILLIAMS and DONOVAN are pleased to offer for sale this lovely two bedroom ground floor retirement property, situated in the heart of Thundersley Village with all the amenities it offers, including doctors, chemist, restaurants and shops. The property is located within a modern block, with spacious lounge, two double bedrooms, and Careline assistance by pull cord activation. Lease length - 99 years approx. EPC rating - C. Our ref: 15874

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

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Accommodation comprises:

Entrance via security entry phone to COMMUNAL HALLWAY. Door to COMMUNAL LOUNGE. Personal entrance door to:

Integrated fridge/freezer. Electric plinth heater. Laminate wood effect floor.



HALLWAY

Skimmed ceiling. Built in storage cupboard. Electric wall mounted heater. Doors to:

LOUNGE 16' 7" x 10' 8" (5.05m x 3.25m)

Skimmed ceiling. UPVC double glazed French style doors to front aspect providing access to communal gardens. Electric wall mounted heater.

BEDROOM ONE 14' 9" x 8' 7" (4.5m x 2.62m)

Skimmed ceiling. UPVC double glazed window, with blinds to remain, to front aspect. Electric wall mounted heater.



BEDROOM TWO 10' 9" x 9' 8" approx. (3.28m x 2.95m)

Skimmed ceiling. UPVC double glazed window, with fitted blinds to remain, to front aspect. Electric wall mounted heater.

KITCHEN 9' 8" x 7' 9" approx. (2.95m x 2.36m)

Skimmed ceiling. Range of base and eye level units with roll edged working surfaces and tiles splashbacks. Inset stainless steel one and a half bowl sink drainer with chrome mixer tap. Inset 4 ring electric hob with extractor hood over. Built in electric oven. Space for washing machine.



WET ROOM 8' 4" x 7' 2" (2.54m x 2.18m)

Skimmed ceiling. Close coupled w/c. Pedestal mounted hand wash basin. Wall mounted electric shower with wet room style floor and shower curtain. Part tiled walls. Electric wall mounted heater.



Agent's Note:

Lease length - 99 years approx.

Service charges - £3,240 per annum (paid in half yearly instalments)

Ground rent - £450.

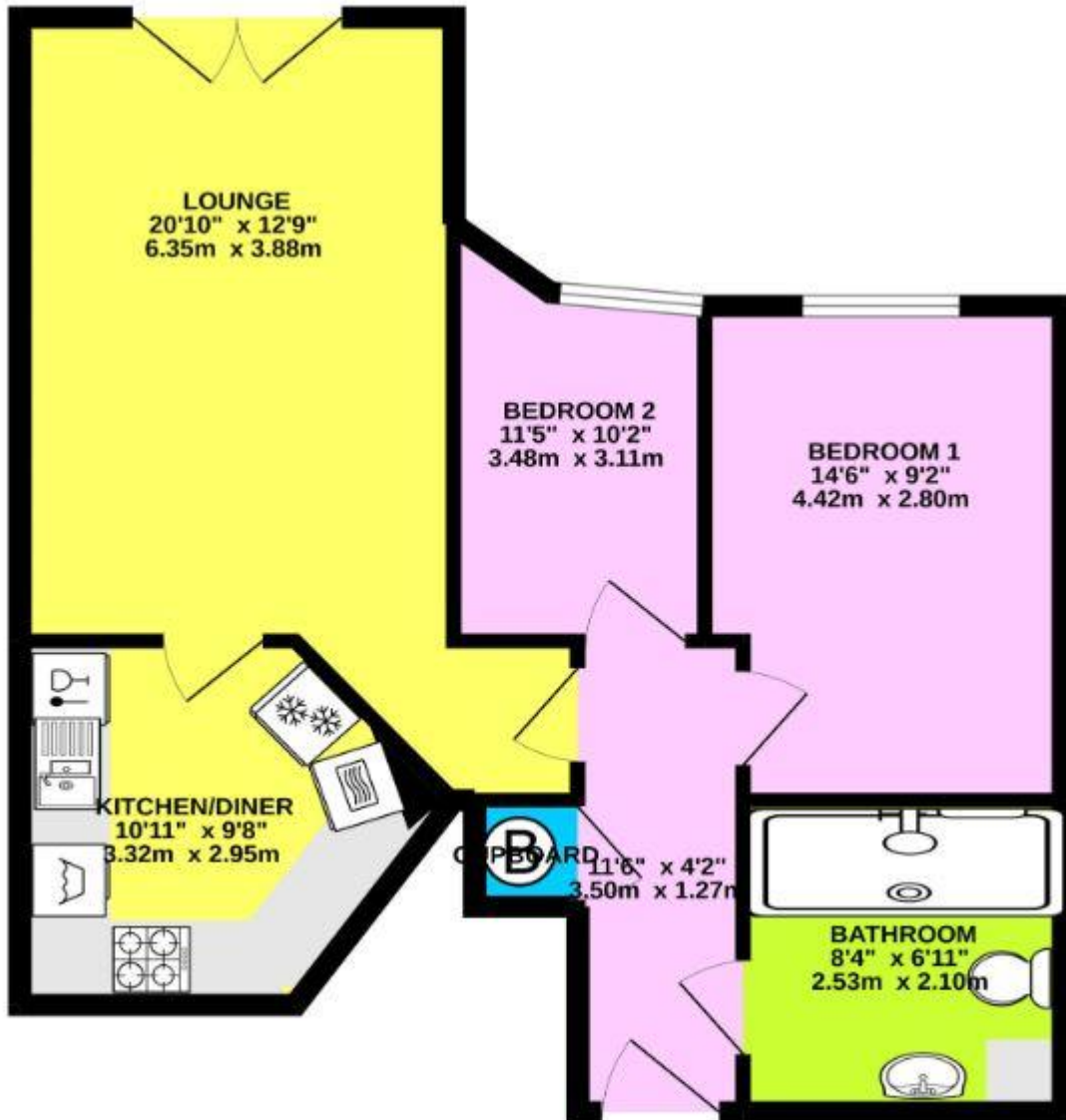


OUTSIDE OF PROPERTY:

Communal grounds and gardens. Communal parking for residents and guests.



GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq.ft. (63.0 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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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.