

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

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



£185,000

Offered for sale with NO ONWARD CHAIN, is this two bed first floor RETIREMENT FLAT situated in the popular Willow Lodge in the heart of Thundersley Village. With Careline assistance, Guest Suite and house manager on site, this property offers a safe environment for those seeking over 55s living in a companionable environment, and is within short walking distance of the many shops, cafes and restaurants in the Village and with a bus stop immediately outside. Lease length - 104 years.

EPC rating - C. Our ref: 16024

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

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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. Cupboard housing Megaflow hot water system. Electric heater. Doors to:

## LOUNGE 17' 1" x 9' 10" (5.21m x 3m)

Coved and skimmed ceiling. Double glazed window to front aspect. Electric heater.



## KITCHEN 12' 5" reducing to 7' x 10' 6" (3.78m > 2.13m x 3.2m)

Skimmed ceiling. Double glazed window to front aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset stainless steel sink with chrome mixer tap. Inset 4 ring ceramic hob with extractor hood over and electric oven under. Integrated fridge/freezer. Space for washing machine.



## BEDROOM ONE 12' 2" x 11' 7" (3.71m x 3.53m)

Coved and skimmed ceiling. Double glazed window to side aspect. Fitted wardrobes. Electric heater.



## BEDROOM TWO 11' 7" x 10' 3" (3.53m x 3.12m)

Coved and skimmed ceiling. Double glazed window to side aspect. Large walk in cupboard. Electric heater.



## SHOWER ROOM 9' 10" x 6' 6" (3m x 1.98m)

Skimmed ceiling. Three piece suite comprising close coupled concealed cistern w/c; vanity mounted hand wash basin and walk in shower cubicle. Part tiled walls. Extractor fan.





### OUTSIDE OF PROPERTY:

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

### Communal Lounge, Conservatory and Gardens:



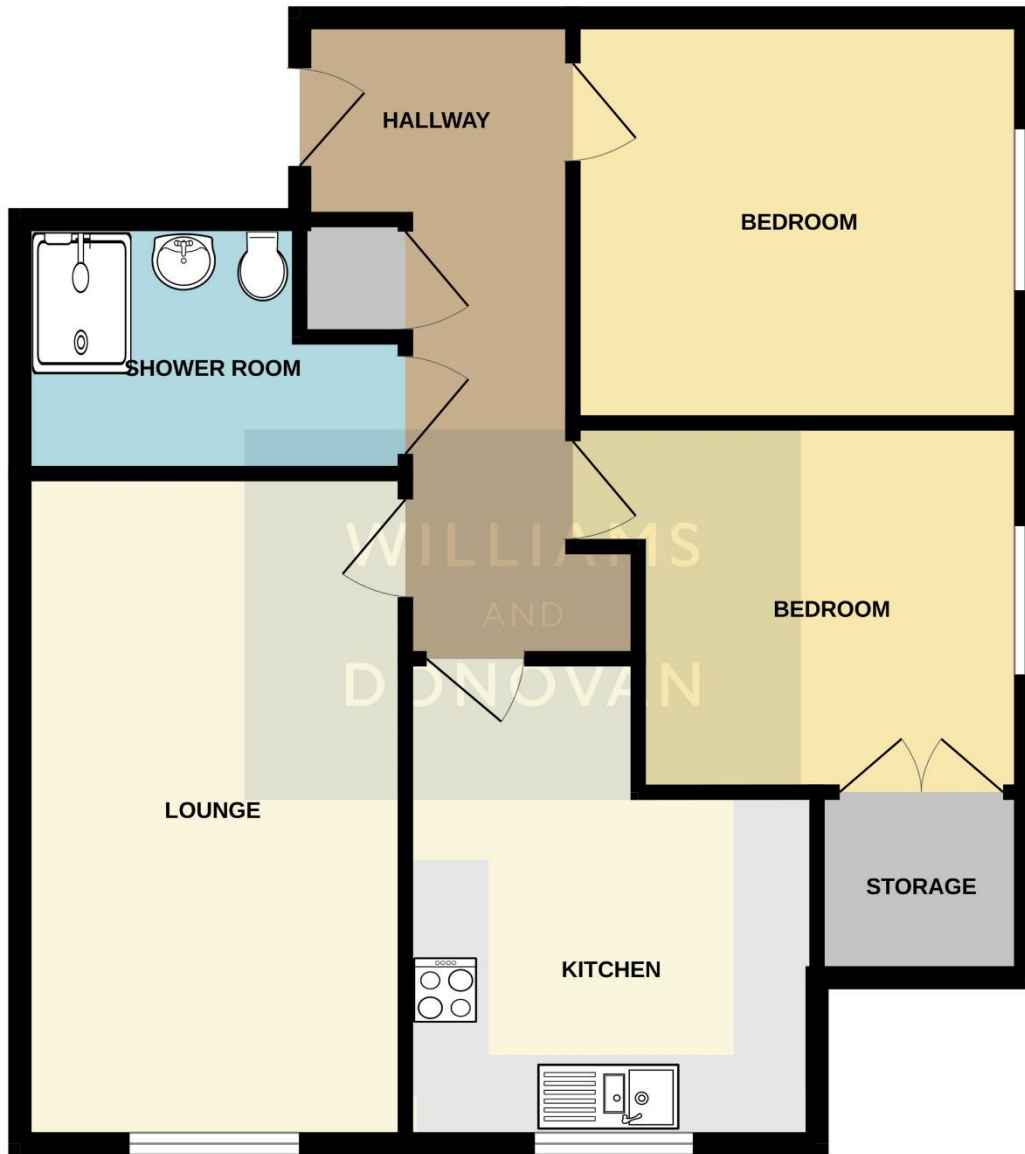
### Agent's Note:

This property has 104 years approx. remaining on the lease.

We understand that the current Maintenance Charges are £4975.00 per annum (paid in two six monthly instalments) and include buildings insurance and water rates. This helps to maintain the lift; window cleaning; cleaning the communal areas; maintaining the communal gardens and attendance of the House Manager, who works from 9 am - 1 pm Monday - Friday. Ground Rent is £951 per annum.



GROUND FLOOR  
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.1 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.