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**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## The Fairways, High Road, South Benfleet, SS7 5LB



### £200,000

Situated in the heart of South Benfleet is this two bedroom ground floor RETIREMENT APARTMENT in a purpose built complex, offered for sale with NO ONWARD CHAIN. The property is in a highly sought after location within easy reach of all local amenities including shops, bus routes, park and station.

Lease length - 99 years approx. Service charges - £3,551.80 per annum.

Ground rent - £410 per annum approx. EPC rating - C. Our ref: 14902

# The Fairways, High Road, South Benfleet, SS7 5LB

Accommodation comprises:

Entrance via secure communal entry door to COMMUNAL ENTRANCE HALL with lifts and stairs to further accommodation. COMMUNAL LOUNGE and KITCHEN for use by the residents. Access to GUEST BEDROOM SUITE, which is available for residents' guests at a small fee. All rooms within the apartment have a Careline pull cord.



Personal entry door to:

## HALLWAY

Skimmed ceiling. Double glazed window to rear aspect. Built in storage cupboard. Airing cupboard housing hot water cylinder. Electric radiator. Doors to:

## LOUNGE 15' 1" x 9' 10" (4.6m x 3m)

Skimmed ceiling. Double glazed windows to front aspect. Electric radiator.



## KITCHEN 7' 7" x 6' 8" (2.31m x 2.03m)

Skimmed ceiling. Spotlight insets. Double glazed window to rear aspect. Range of base and eye level units. Roll edged working surfaces. Inset stainless steel sink drainer. Inset 4 ring electric hob with extractor hood above and electric oven under. Integrated fridge/freezer. Space and plumbing for washing machine. Tiled splashbacks.



## BEDROOM ONE 15' 1" reducing to 10' 2" x 9' 6" (4.6m > 3.1m x 2.9m)

Skimmed ceiling. Double glazed window to front aspect. Built in wardrobes. Electric radiator.



### **BEDROOM TWO 10' 3" x 7' 7" (3.12m x 2.31m)**

Skimmed ceiling. Double glazed window to rear aspect. Electric radiator.



### **SHOWER ROOM 7' 4" x 5' 7" (2.24m x 1.7m)**

Skimmed ceiling. Spotlight insets. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and double shower cubicle with mixer shower. Electric radiator. Part tiled walls. Extractor fan.



### **OUTSIDE OF PROPERTY:**

Communal grounds which includes communal parking. Communal seating areas. Covered storage facility with power to enable mobility scooter charging. Electrically operated security gates. Separate pedestrian entry gate.



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

**Lease length approx. 99 years**

**Service/Maintenance charges - approx. £3,551.80 per annum including buildings insurance, water and sewage charges**

**Ground rent - approx. £410 per annum**

GROUND FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.2 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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