

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

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



£190,000

Offered for sale with NO ONWARD CHAIN, is this two bed ground 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 particular property is unique within this complex, with its own private patio area and offers a safe environment for those seeking over 55s living in a companionable environment, and is within short walking distance of the many shops, cafés and restaurants in the Village and with a bus stop immediately outside. Lease length - 104 years. EPC rating - C. Our ref: 16367

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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:



LOUNGE 17' 2" x 9' 4" (5.23m x 2.84m)

Skimmed ceiling. Double glazed French style doors to front aspect, providing access to patio. Electric wall mounted heater.



HALLWAY

Skimmed ceiling. Cupboard housing Megaflow hot water system. Electric heater. Laminate flooring. Doors to:

KITCHEN 12' 3" x 6' 5" (3.73m x 1.96m)

Skimmed ceiling. Double glazed window, with fitted blind, to front aspect. Range of base, drawer and eye level units with roll edged working surfaces. Inset sink with chrome mixer tap. Inset 4 ring ceramic hob with extractor fan over. Built in electric oven. Space for under counter appliances. Laminate flooring.



BEDROOM ONE 11' 7" x 9' 5" (3.53m x 2.87m)

Coved and skimmed ceiling. Double glazed window to side aspect. Wall mounted electric heater.



BEDROOM TWO 11' 6" x 9' 8" (3.51m x 2.95m)

Coved and skimmed ceiling. Double glazed window to side aspect. Wall mounted electric heater.



SHOWER ROOM 6' 9" x 6' 6" (2.06m x 1.98m)

Skimmed ceiling. Three piece white suite comprising close coupled w/c, pedestal mounted hand wash basin and shower cubicle. Part tiled walls. Electric heater.



OUTSIDE OF PROPERTY:

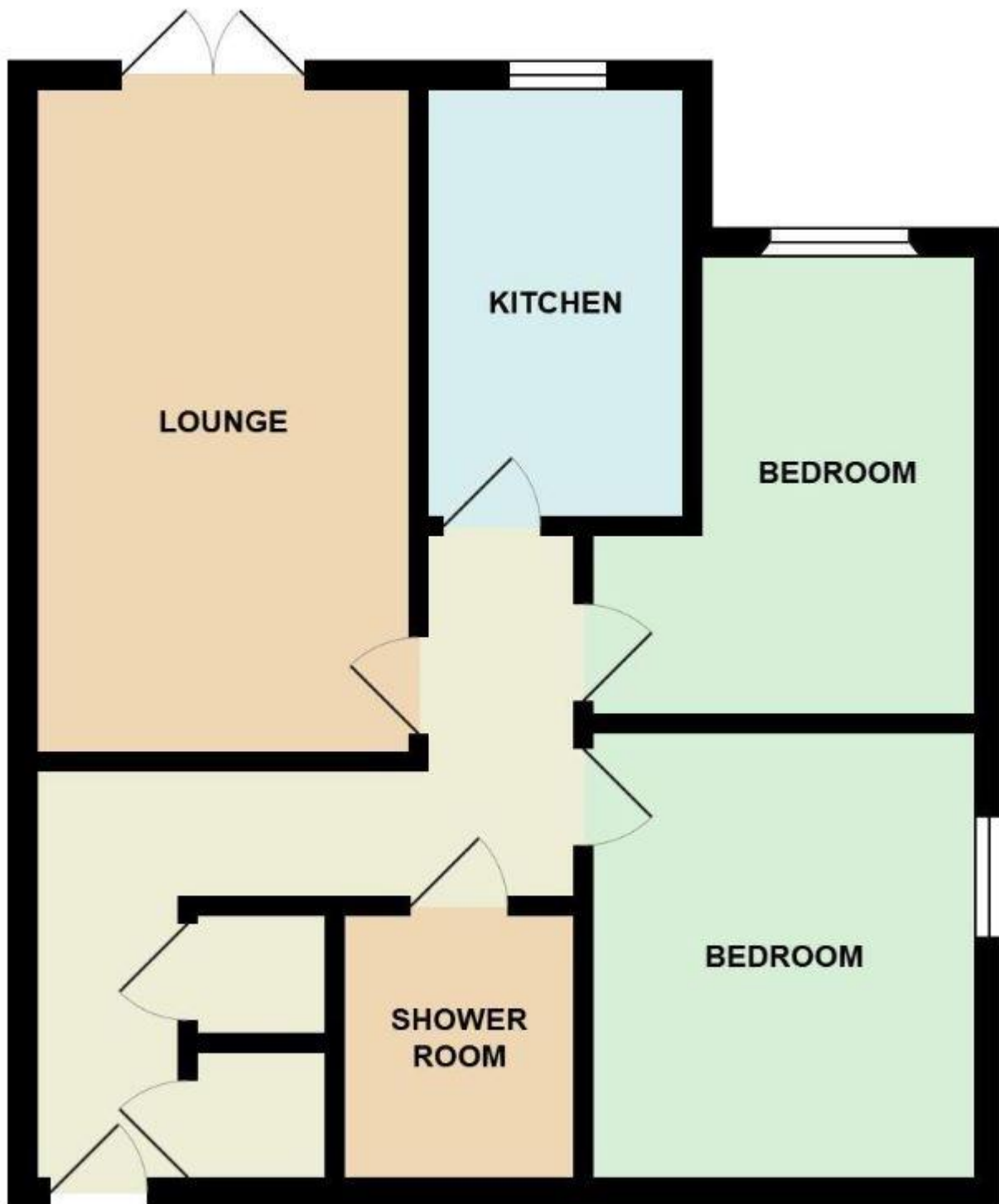
Communal car park to front of the property, with unallocated parking. Communal gardens and patio to rear.



Agent's Note:

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

We understand that the current Maintenance Charges are £4800.00 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 £560.



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.