

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## The Fairways, 192 High Road, South Benfleet, SS7 5LB



### £275,000

Offered for sale with NO ONWARD CHAIN and situated in the heart of South Benfleet in a purpose built complex, is this two bedroom ground floor RETIREMENT APARTMENT.

This property benefits from having direct access to a patio area within the communal gardens and is in a highly sought after location, within easy reach of all local amenities, including shops, bus routes, park and station. Lease length approx. 97 years.

EPC rating - C. Our ref: 16450

# The Fairways, 192 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**

Coved and skimmed ceiling. Built in storage cupboard housing hot water cylinder. Further storage cupboard. Electric panel heater. Door to:

## **LOUNGE 15' 7" x 12' 7" (4.75m x 3.84m)**

Coved and skimmed ceiling. UPVC double glazed French style doors rear providing access to patio area and COMMUNAL GARDENS. Electric panel heater. Door to:



## **KITCHEN 9' 7" x 6' 4" (2.92m x 1.93m)**

Coved and skimmed ceiling. Spotlight insets. Range of base and eye level units. Roll edged working surfaces. Tiled splashbacks. Inset sink with chrome mixer tap. Inset 4 ring electric hob with extractor hood over and electric oven under. Integrated washing machine. Space for fridge/freezer. Electric plinth heater. Vinyl flooring.



## **BEDROOM ONE 15' x 9' 4" (4.57m x 2.84m)**

Coved and skimmed ceiling. UPVC double glazed window to rear aspect with fitted blinds to remain. Built in storage cupboard. Electric panel heater.



## **BEDROOM TWO 10' 9" x 7' 6" (3.28m x 2.29m)**

Coved and skimmed ceiling. UPVC double glazed window to rear aspect with fitted blinds to remain. Built in mirrored wardrobes. Electric panel heater.





#### **BATHROOM 8' 4" x 6' 1" (2.54m x 1.85m)**

Coved and skimmed ceiling. Spotlight insets. Three piece white suite comprising enclosed w/c, vanity mounted wash hand basin with chrome mixer tap and double shower cubicle. Tiled walls. Ladder style towel rail. Electric storage heater. Vinyl flooring.



#### **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:**

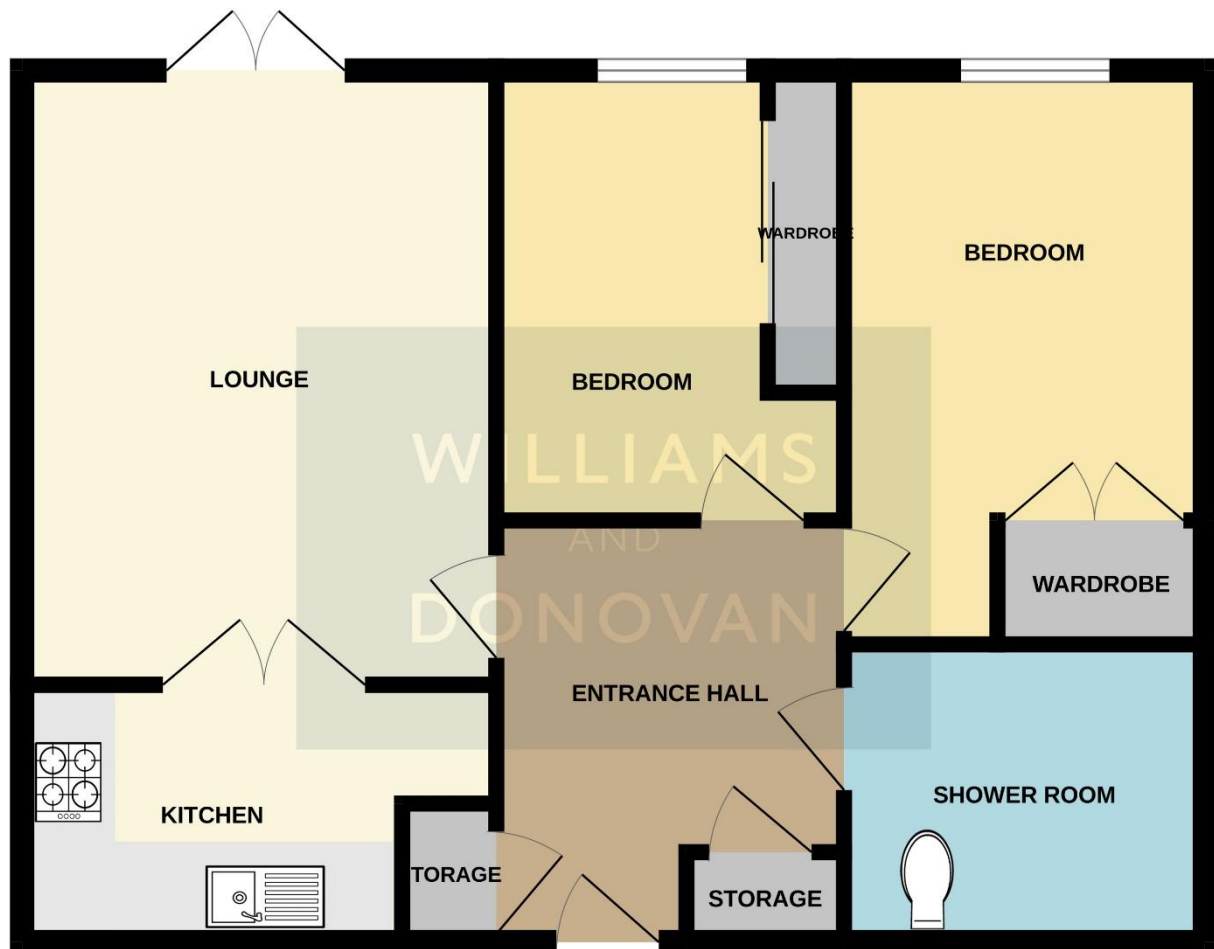
**Lease length - 97 years approx.**

**Service charges - £1,804 every 6 months.**

**Ground rent - £205 every 6 months.**



GROUND FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.8 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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