

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Abbie House, 191 - 193 High Road, South Benfleet, SS7 5HY



£340,000

We are delighted to offer for sale this stunning two double bedroom 2nd floor retirement apartment in a recently built block ideally situated for local shops and cafés in the heart of South Benfleet. This beautiful property benefits from having a superbly fitted luxury kitchen; a 19' 9" lounge with private, sunny balcony and communal areas including a roof top terrace, lounge, grounds and secure parking.

Lease length - 198 years. EPC rating - B. Our ref: 16464

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

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Accommodation comprises:

Entrance via communal secure entry door with video entry system to communal hall. Stairs and lift to all floors. Door to communal parking area and gardens.

Personal entry door to:

HALLWAY 13' x 11' 6" max. (3.96m x 3.51m)

Skimmed ceiling. Built in double cupboard with light and housing electric meter. Smoke alarm. Radiator. Doors to:

LOUNGE 19' 9" x 10' 6" max. (6.02m x 3.2m)

Skimmed ceiling. French style doors leading to private balcony. Wall mounted TV points. Two radiators. Laminate flooring. Open plan to KITCHEN.



BALCONY 17' 5" x 7' 5" max. (5.31m x 2.26m)

Private South facing balcony, with composite decked flooring and glass balustrade.



LUXURY FITTED KITCHEN 10' 9" x 7' 8" (3.28m x 2.34m)

Skimmed ceiling with inset spotlights. Fitted with a high quality range of base and eye level units in contrasting designs, with quartz working surfaces and matching upstands. Inset sink with chrome mixer tap. Inset Bosch induction hob with extractor hood over. Built in Bosch microwave oven with oven below. Integrated Bosch dishwasher. Integrated Bosch fridge and freezer. Under counter lighting. Laminate wood flooring.



BEDROOM ONE 17' x 8' 6" (5.18m x 2.59m)

Skimmed ceiling. Double glazed window to rear aspect. Wall mounted tv point. Radiator.



BEDROOM TWO 16' 9" x 7' (5.11m x 2.13m)

Skimmed ceiling. Double glazed window to rear aspect. Cupboard housing wall mounted gas combi boiler. Wall mounted tv point. Radiator.



LUXURY SHOWER ROOM

Skimmed ceiling with inset spotlights. Three piece suite comprising close coupled w/c with concealed cistern, vanity mounted hand wash basin with chrome mixer tap and double walk in shower cubicle. Chrome heated towel radiator. Extractor fan. Tiled walls. Non slip flooring.



OUTSIDE OF PROPERTY & COMMUNAL AREAS:

Communal garden with shared washing lines.
Communal parking with secure entry gate.
Mobility scooter store room with remote electric shutter, power and lighting.
Communal roof top lounge and kitchen area, giving access to roof top terrace.
Guest suite.

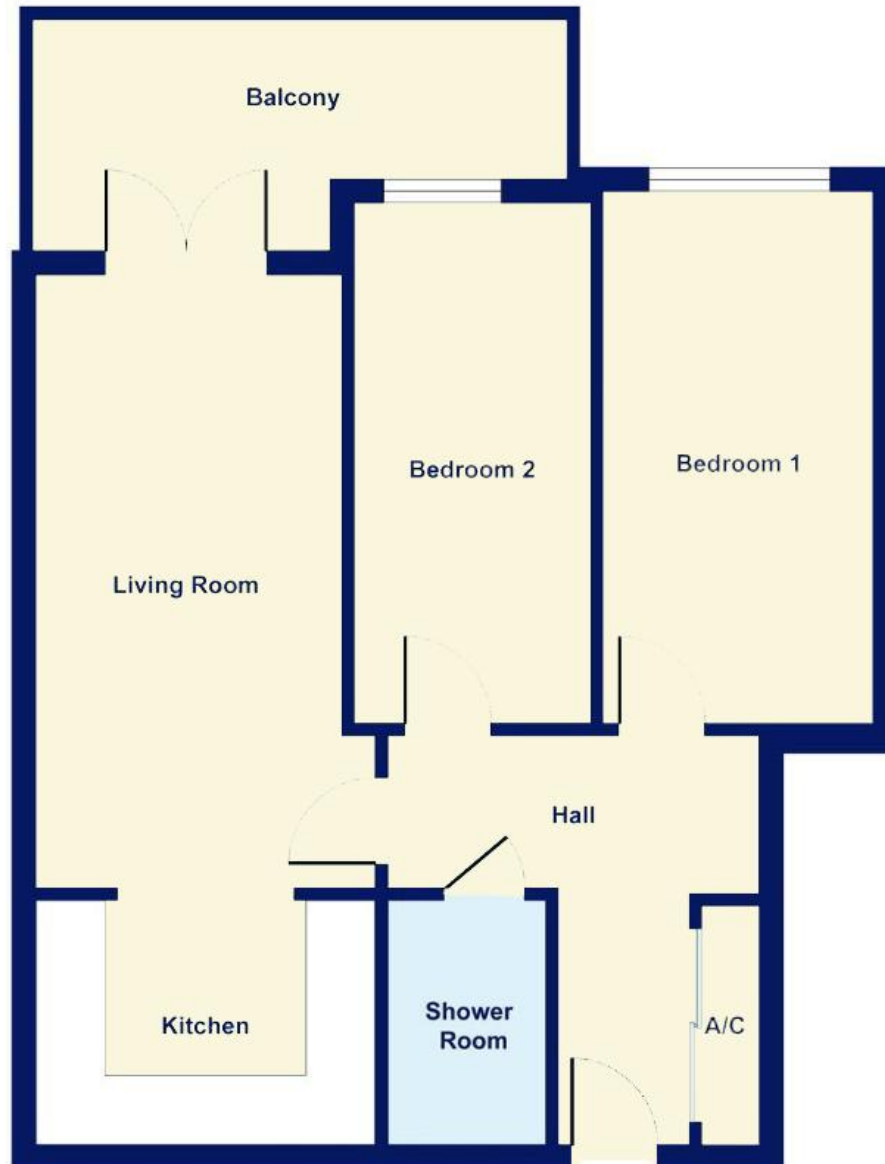
Agent's Note:

Lease length 198 years.

Service charge approx. £2,880 per year.

No Ground rent.





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.