



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

2 bed second floor retirement apartment / £270,000 / t. 01702 555888









A rare opportunity to purchase this immaculate **two bedroom** second floor apartment situated in one of the most sought after retirement complexes locally. Having good size lounge opening to private balcony which overlooks Boyce Hill Golf Course, well fitted kitchen and modern three piece shower room together with communal lounge, kitchen, gardens and parking accessed via security gates.

Offered with a long lease in excess of 100 years and no onward chain the property is ideally located a stone's throw from High Road shopping facilities, local amenities and local bus routes. Call now to book your viewing!

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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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## Highlights

- / Two Bedroom Second Floor Retirement Apartment
- / Lounge Open Plan To Well Fitted Kitchen
- / Good Size Bedrooms
- / Modern Three Piece Shower Suite
- / Private Balcony With Pleasant Outlook
- / Secure Gated Residents Car Park
- / Well Tended Communal gardens
- / Communal Lounge/Kitchen
- / No Onward Chain
- / Lift To All Floors
- / Lease In Excess Of 100 Years
- / On-Site House Manager
- / Sought After Retirement Complex
- / Stones Throw From High Road Shopping Facilities
- / Easy Reach of Bus Routes & Benfleet Station
- / Viewings Advised





Secure communal entrance doors opening to communal hallway with stairs and lift leading to second floor, private entrance door to:

**Entrance Hall** \ Fitted carpet, smooth plastered and coved ceiling, electric radiator, doors to accommodation off:

**Lounge 16'3 x 12'6** \ Fitted carpet, smooth plastered and coved ceiling, UPVC double glazed French doors leading to balcony, power points, two electric radiators, TV point, open plan to kitchen.

**Balcony** \ With wrought iron fence surrounding providing lovely outlook over communal gardens and Boyce Hill golf course.

**Kitchen 9'7 x 6'2** \ Well fitted kitchen comprising one and a half bowl stainless steel sink and drainer unit with chrome mixer tap inset in to a range of square edge worktops with granite overlay having cupboards and drawers beneath and matching eye level units, space and plumbing for washing machine, integrated Neff double oven with inset Neff hob above and extractor over, integrated fridge/freezer, power points, smooth plastered ceiling with inset spot lights, skylight, vinyl flooring, tiled splashbacks.

**Bedroom One 14'10 x 9'4** \ UPVC double glazed window to rear, fitted carpet, power points, electric radiator, smooth plastered and coved ceiling, fitted wardrobes.

**Bedroom Two 11' x 7'5** \ UPVC double glazed window to rear, fitted carpet, power points, electric radiator, smooth plastered and coved ceiling.

**Shower Room** \ Modern three piece suite comprising corner shower cubicle with drench style shower head above and chrome controls, vanity wash basin with chrome mixer tap and storage below, push button W.C, laminate flooring, heated towel radiator, extractor, tiled effect walls, smooth plastered and coved ceiling with inset spotlights, two white high gloss vanity cupboards.



**Communal Areas** \ Well decorated communal areas with communal lounge and kitchen for residents.

**Communal Gardens & Parking** \

Large communal gardens surround the property with part of the communal garden bordering onto Boyce Hill Golf Course. In addition there is an enclosed drying area and also a covered storage facility which has power within and adjacent enabling mobility scooter charging, if required. The communal parking area is accessed via electrically operated security gates, whilst there is a separate pedestrian entry gate.

**Lease Info** \ 125 years from 1 January 2005. We are advised the service charge is approximately £1851.17 every six months and the ground rent is approximately £205 every six months.



**PLEASE NOTE:-**

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