



COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

TEL: 01268 755555 EMAIL: benfleet@countrysideestates.co.uk

www.countrysideestates.co.uk



Apartment 10, Brook Lodge Brook Road, Benfleet, Essex, SS7 5JB

£269,995 Leasehold

A TWO BEDROOM FIRST FLOOR APARTMENT available to applicants 55 years of age and over. Enjoying communal facilities including a rooftop garden, other communal gardens, plus residents lounge. The apartment has been finished to an exceptionally high standard and is located within just a few minutes walk of all amenities including shopping facilities in the High Road together with bus services and being within just a short walk to the entrance of Benfleet recreation ground.

Apartment 10, Brook Lodge Brook Road, Benfleet, Essex, SS7 5JB

L-Shaped Entrance Hall



Fitted carpet, spacious storage cupboard, radiator. Intercom to main entrance door. Doors leading to:

Lounge 13'6 x 12'9 (4.11m x 3.89m)



Upvc double glazed window to front aspect, wood flooring, smooth plastered ceiling with inset spotlights, two radiators, TV and power points. Open plan to:



Kitchen 10'0 x 5'6 (3.05m x 1.68m)



Modern two toned fitted kitchen with granite worktops, Franke stainless steel sink and chrome mixer tap, NEFF integrated appliances comprising electric oven and induction hob above with extractor over, microwave oven, fridge and freezer, dishwasher, washing machine/dryer. Smooth plastered ceiling with inset spotlights, wood flooring, power points.

Bedroom One 16'3 x 9'8 (4.95m x 2.95m)



Upvc double glazed window to side aspect, fitted carpet, smooth plastered ceiling, radiator, TV and power points.



Apartment 10, Brook Lodge Brook Road, Benfleet, Essex, SS7 5JB

Bedroom Two 12'9" x 13'1" > 7'8 (3.89m x 3.99m > 2.34m)



Upvc double glazed window to front aspect, fitted carpet, smooth plastered ceiling, radiator, TV and power points.

External

There are two bin storage facilities, communal low maintenance gardens, parking facility for one vehicle.

Rooftop Garden



Accessed via lift and staircase, superb suntrap area with garden furniture provided in the summer months. extensive astroturfed area, lighting.

Second Floor Residents Lounge

French doors leading to rooftop garden, fitted kitchen area with quality range of units fridge and integrated dishwasher, access to cloakroom/wc.

Ground Floor Residents Lounge



French doors leading to front and door leading to communal garden area, range of furniture and fitted kitchen area with fridge and dishwasher.

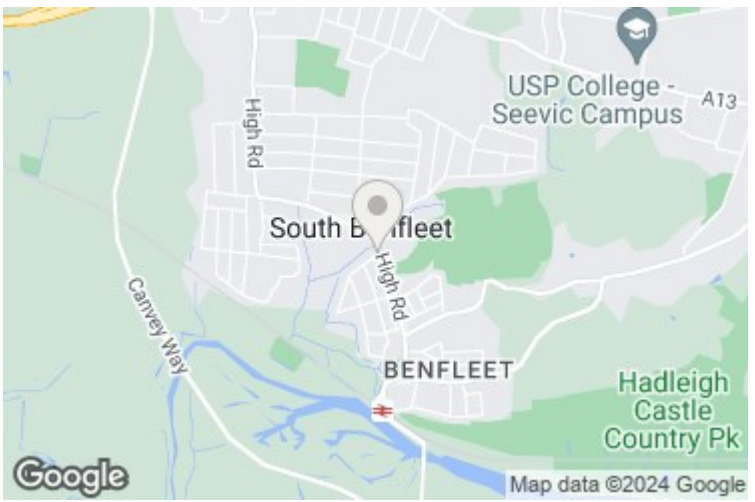
Shower Room 8'3 x 5'7 (2.51m x 1.70m)



Modern suite comprising of walk-in double width shower with glass screen, vanity unit with inset hand wash basin and chrome mixer tap, close coupled W.C with concealed cistern, wall mounted chrome heated towel rail, luxury vinyl flooring, fully tiled walls, smooth plastered ceiling with inset spotlights and extractor fan.

Apartment 10, Brook Lodge Brook Road, Benfleet, Essex, SS7 5JB

Guest Bedroom Suite



A double room with En - Suite shower room . Owners are able to book this at a current charge of £20 per night, with the house manger for family/friends who wish to visit and stay.



Lease Term

125 Years commencing from 2016
118 Years remaining

Ground Rent

£300.00 per Annum

Maintenance Charge

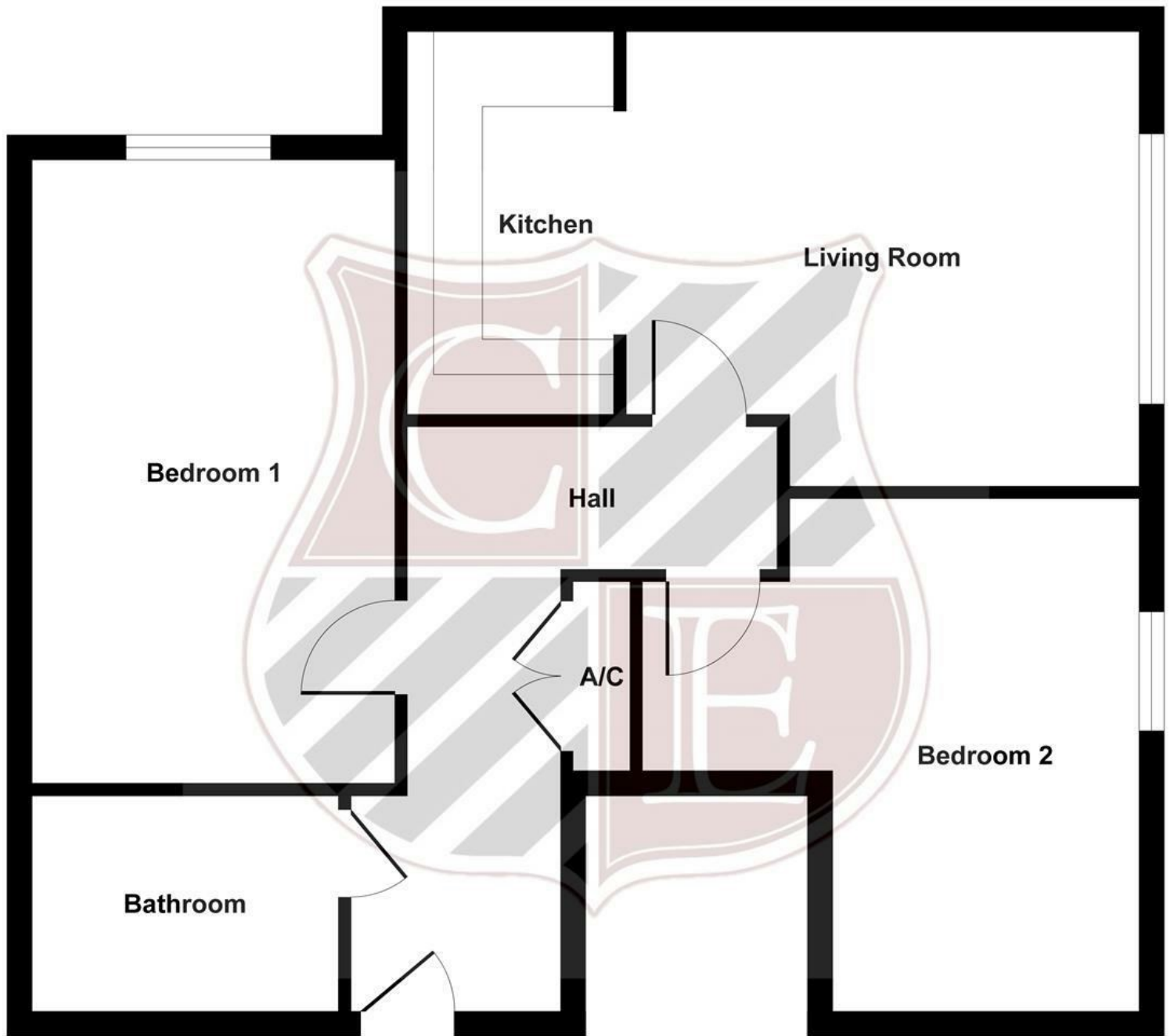
TBC

Council Tax

Band C

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Floor Plan

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



These particulars do not constitute any part of an offer or contract. Accordingly their accuracy is not guaranteed. Any prospective purchaser or lessee should satisfy themselves to the correctness of statements or information in these particulars.