

# COUNTRYSIDE

## ESTATES



### **Apartment 12, Abbie House 191-193 High Road, Benfleet, Essex, SS7 5HY**

**£280,000 Leasehold**

NEW LUXURY 2ND FLOOR ONE BEDROOM APARTMENT FOR THE OVER 55's. Built to a high specification with a spacious balcony, luxury kitchen with Bosch integrated appliances and quartz worksurfaces, luxury shower room with walk in shower. Carpets and floor coverings throughout. Roof top communal garden and lounge and guest suite. Gated private parking. Situated on Benfleet High Road with all the amenities close by, Benfleet station is also within a short walk.

## Apartment 12, Abbie House 191-193 High Road, Benfleet, Essex, SS7 5HY

Abbie House positioned on Benfleet High Road comprises of 14 luxury apartments, each designed with retirement in mind. Spacious lounges with open plan kitchens provide excellent use of space and modern style living. All apartments benefit from a large private balcony or patio area. Set in landscaped gardens with gated private parking and a stunning roof garden with direct access off the communal lounge the ideal entertaining space to enjoy with friends, neighbours and guests.

Situated within the historical settlement of South Benfleet where the central area of the original village was designated as a conservation area in 1988. The town is north of Canvey Island and is served by Benfleet Railway station. The railway was brought to the town in 1855. The new Benfleet railway station connected the town with Southend-on-Sea and London Fenchurch Street station. The public houses and a range of restaurants located in the monument and St Mary's area of the town. Benfleet offers amenities including a range of shops, two chemists, optician's, doctor's surgeries, library, Benfleet recreation ground, Boyce Hill Golf Club and Benfleet Bowls Club all within 5 – 10 minutes walking distance.

### Entrance Lobby



Security frosted glass door leading to entrance lobby, carpet, access to lift for all floors, sensor lighting, personal entrance door to Apartment One. Door to inner hallway with access to Apartment Two and the car park, stairs to the first and second floor.

### Entrance Hall



Spacious hallway with video and audio entry phone system, radiator, chrome double power point, carpet, large storage

cupboard with light, double power point and consumer unit. smooth plastered ceiling. Doors to:-

### Lounge 19'7" x 10'5" (5.97m x 3.18m)



French doors to front leading onto the balcony, wood laminate flooring, cupboard housing gas central heating combination boiler and shelving, two radiators, chrome power points and light switch, smooth plastered ceiling, open plan to:-

### Kitchen 11'3" x 7'9" (3.43m x 2.36m)



Fitted with a range of woodgrain effect base units and drawers, contrasting wall units with under cupboard lighting, Integrated Bosch appliances including, Electric oven/grill, induction hob with Quartz splashback with extractor fan above, microwave oven, fridge/freezer, dishwasher and washer/dryer. Corner cupboards have pull out carousel units for ease of access. pull out waste bins, Quartz work surfaces with matching upstands, undermounted stainless steel sink with mixer tap. Chrome power points. wood laminate flooring, smooth plastered ceiling with inset lighting.



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Shower Room 7'10" x 5'1" (2.39m x 1.55m)



Bedroom One 15'5" x 8'6" (4.70m x 2.59m)

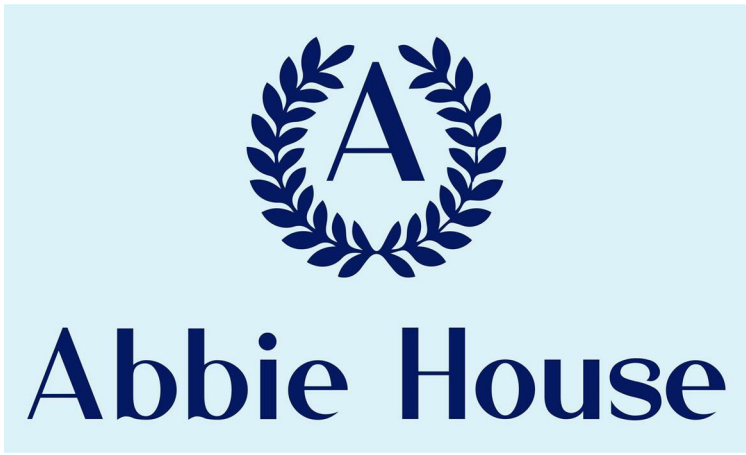


White gloss vanity unit with inset wash hand basin and cupboard under. wall mounted mirror above wash hand basin. White gloss unit concealing cistern for close coupled W.C. spacious walk-in shower, fully tiled walls, chrome towel rail/radiator, extractor fan, non slip vinyl flooring, smooth finished ceiling with inset lighting.

Window to front, radiator, carpet, chrome power points and light switch, smooth plastered ceiling.



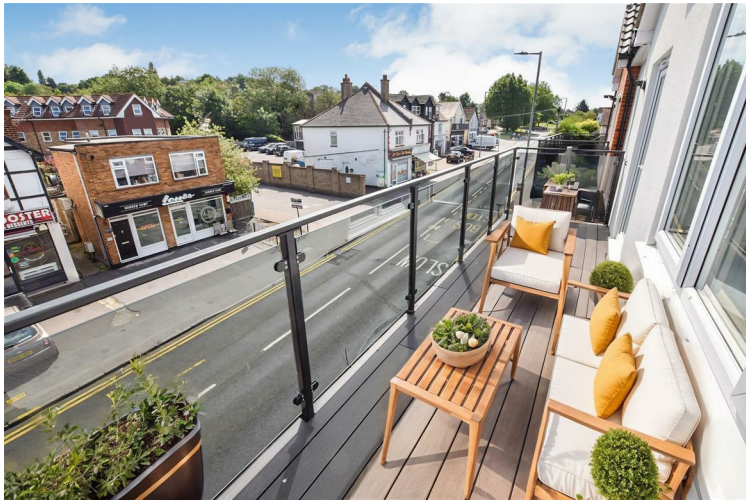
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### Communal Lounge & Roof Garden

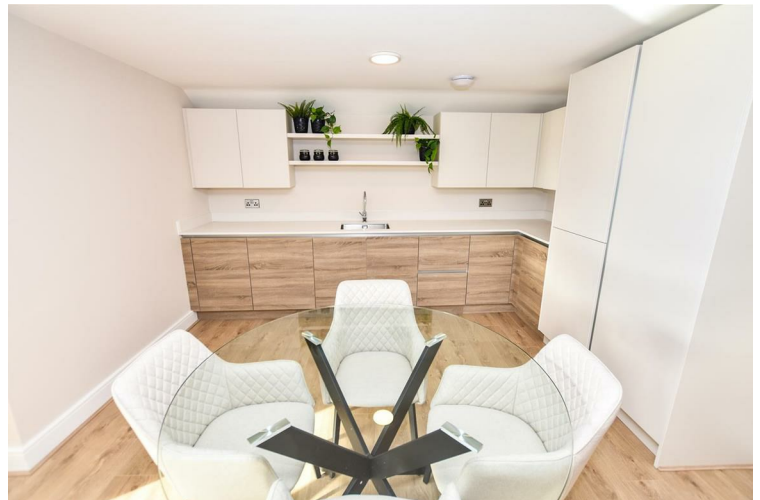


### Private Balcony



Accessed via French doors from the lounge a spacious private balcony.

On the 3rd floor, accessed by the lift and stairs, Abbie House has created a large oasis to share with your friends, neighbours, and guests. A fully fitted kitchen within the communal lounge ideal for your morning coffee or a refreshing beverage whilst enjoying the private roof garden.



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**Guest Suite**

There is also a guest suite which can accommodate up to two people, should your family or friends wish to stay overnight, complete with en-suite shower room and walk-in closet.

**Lease Information**

Lease Term 199 Years  
Service Charge Approximately £2880.00 Per Annum  
Ground Rent Not Applicable

**Ground Floor External Communal Areas**

Walled garden with washing line facilities and external lighting.

Undercroft mobility scooter parking with power points.

Private gated communal car park with 14 spaces accessed via electric gates.

Agents Note - in accordance with the Estate Agency Act 1979, Section 21, we confirm that the interested vendor of the property is a relative of the Director of Countryside Estates

| 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 <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |





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