

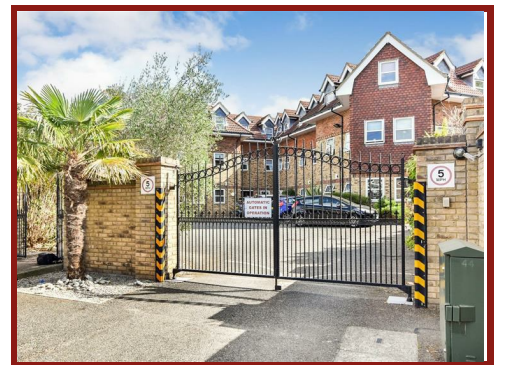


# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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## The Fairways, Apartment 2 192 High Road, Benfleet, SS7 5LB

**Asking Price £195,000 Leasehold**

REDUCED FOR A QUICK SALE - Ground Floor 2 Bedroom RETIREMENT APARTMENT, situated behind electric gates, set back off the High Road. Lounge, fitted kitchen with appliances, fitted wardrobes to bedroom one, modern shower room.

Located within a few minutes walk of shops, bus services and doctors surgery. Communal areas include a Lounge with kitchen, Gardens, Guest Suite and ample parking facilities, plus fenced outside area with washing lines.



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## ENTRANCE



Security door with intercom system leading to:-

## COMMUNAL ENTRANCE HALL



Lobby with door to managers office and double doors leading to large carpeted communal hallway, with staircase and lift serving all floors and cloakroom/W.C for residents use. Door to inner hallway serving apartments one and two only.

## ACCOMMODATION

### ENTRANCE HALL



Wooden door leading into a large L-shaped entrance hall with Upvc double glazed window to side looking out onto the

communal gardens. Electric radiator. Storage cupboard and large airing cupboard providing further storage and housing "Megaflow" boiler and consumer unit. Coved and smooth plastered ceiling. Doors to:-



### LOUNGE/DINER 15'2 x 9'10 (4.62m x 3.00m)



Two Upvc double glazed windows to front. Carpet. Electric radiator. TV point. Coved and smooth plastered ceiling.

### KITCHEN 7'7 x 6'8 (2.31m x 2.03m)



Fitted with cream units to eye and base levels, laminate worktops and tiled splash backs. Upvc double glazed window over looking communal gardens. Vinyl flooring. Integrated



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fridge/freezer. Integrated electric oven and ceramic hob with concealed extractor fan above. Stainless steel sink/drainer with chrome mixer tap. Washing machine. Coved and smooth plastered ceiling with spot lighting.

### **BEDROOM 1 15'1 reducing to 10'2 x 9'10 (4.60m reducing to 3.10m x 3.00m)**



Upvc double glazed window to front. Built in double wardrobe cupboard. Electric radiator. Carpet. Coved and smooth plastered ceiling.

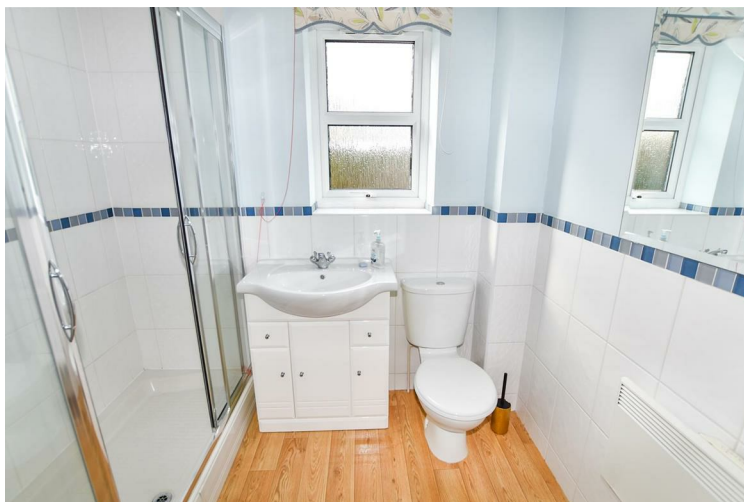


### **BEDROOM 2 10'3 x 7'7 (3.12m x 2.31m)**



Upvc double glazed window to rear. Carpet. Electric radiator. Coved and smooth plastered ceiling.

### **SHOWER ROOM 7'4 x 5'7 (2.24m x 1.70m)**



Upvc double glazed obscure window to side. White suite comprising fully tiled large shower cubicle with chrome accessories and chrome and glass sliding doors. White gloss vanity unit with inset wash hand basin and chrome mixer tap with cupboards under. Close coupled W/C with dual flush. Vinyl wood effect flooring. Extractor fan. Electric radiator. Coved and smooth plastered ceiling with spot lighting.

**LEASE: Approx 99 years**

### **SERVICE AND MAINTENANCE:**

£3,702.34 per annum which includes cleaning of communal areas, gardening and building insurance, water and sewage charges and external window cleaning.

### **GROUND RENT:**

Approx £500 per annum

### **Council Tax Band**

Tax Band C - Castle Point

### **HOUSE MANAGER**

There is a house manager on site between 9am & 1pm Monday to Friday.

### **COMMUNAL AREAS**

### **COMMUNAL LOUNGE**



A lovely room having French doors to the front, large seating area with chairs, settees, table and chairs, Kitchen area with range of fitted cupboards for all residents use which includes



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integrated fridge and dishwasher. We understand that numerous social events for the residents including coffee mornings, afternoon tea and fish 'n' chip supper nights are organised on a regular basis for those who would like to attend, more information can be provided by the house manager.



### PARKING



Access via electric double gates, please note although there are ample parking spaces they are not allocated to individual apartments as not all residents drive. Pedestrian entrance gate to front.



### GARDENS



The gardens are very large and well maintained with a large part bordering the golf course, there are communal sitting areas with garden furniture provided in the summer months, Drying area with washing lines. Brick external covered storage facility with power supply for mobility scooters.

### GUEST SUITE

Located on the first floor, a bedroom with en-suite facilities which can be hired via the house manger for the residents guests/family for a nominal nightly charge.

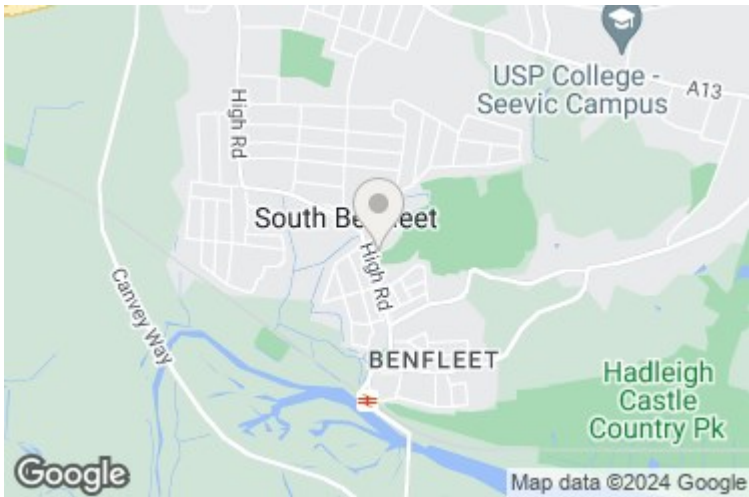
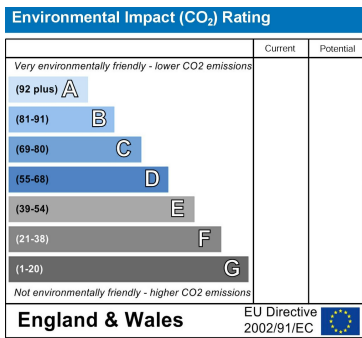
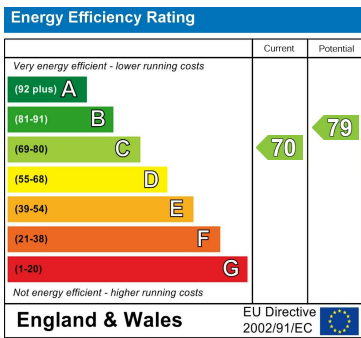
### BIN STORAGE



Brick built gated bin store with recycling facilities.



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## Apartment 2 The Fairways

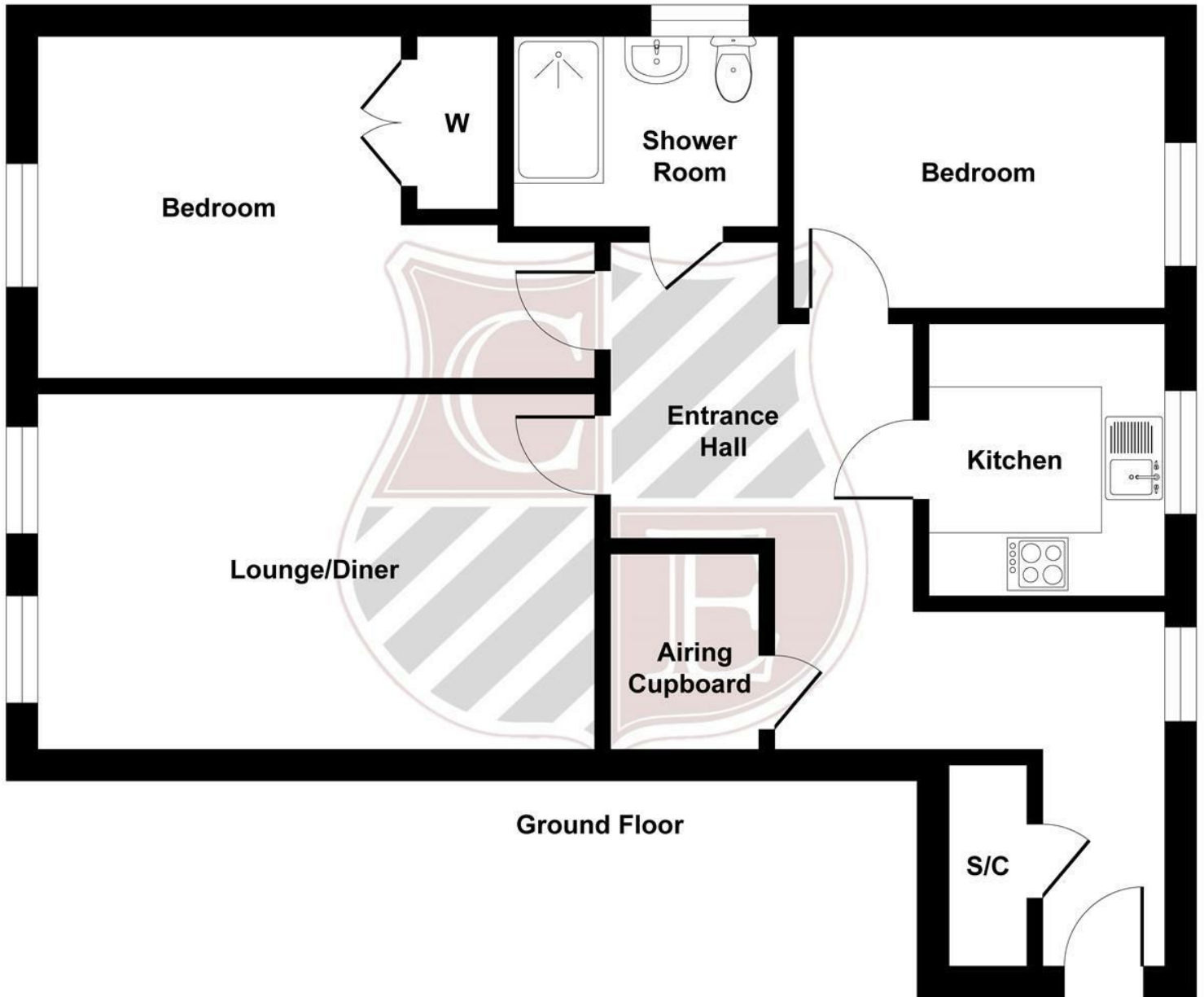


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