



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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## Apartment 7, Abbie House 191-193 High Road, Benfleet, Essex, SS7 5HY

**£365,000 Leasehold**

LUXURY NEW FIRST FLOOR 2 BEDROOM APARTMENT FOR THE OVER 55's. Built to a high specification with a spacious balcony to the rear, luxury kitchen with Bosch appliances and Quartz work surfaces, luxury shower room, carpets and floor coverings throughout. Roof top communal garden, communal lounge and guest suite. Gated secure parking. Situated on Benfleet High Road with all the amenities close by, Benfleet station is also within a short walk.

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## 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



L-shaped entrance hall, video and audio entry phone system, radiator, double chrome power point, carpet, walk-in spacious storage cupboard with double power point, light and consumer unit, smooth plastered ceiling, doors to:-

## Lounge 20'5" x 9'10" max (6.22m x 3.00m max)



French doors to rear leading onto a spacious balcony, wood laminate flooring, two radiators, chrome power points and light switch, smooth plastered ceiling, open plan to:-



## Kitchen 12'3" x 7'10" (3.73m x 2.39m)



Fitted with a range of woodgrain effect base units and drawers, contrasting wall units with under cupboards lighting, Integrated Bosch appliances including, Electric oven/grill, induction hob with Quartz splashback with extractor fan over, 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,

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undermounted stainless steel sink with mixer tap. Chrome power points. wood laminate flooring, smooth plastered ceiling with inset lighting.



### Bedroom Two 14'5" x 8'7" (4.39m x 2.62m)



Window to rear, tall cupboard housing gas central heating combination boiler and shelving radiator, carpet, chrome power points and light switch, smooth plastered ceiling.

### Bedroom One 16'10" x 8'6" (5.13m x 2.59m)



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



### Shower Room 7'8" x 7'0" (2.34m x 2.13m)



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. double shower cubicle with glass sliding door, fully tiled walls, chrome heated towel rail/radiator, extractor fan, non slip vinyl flooring, smooth finished ceiling with inset lighting.



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## Private Balcony



Large balcony with composite decking and tinted glass balustrade



## Communal Lounge & Roof Garden

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.

## Ground floor Communal External 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.

## 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

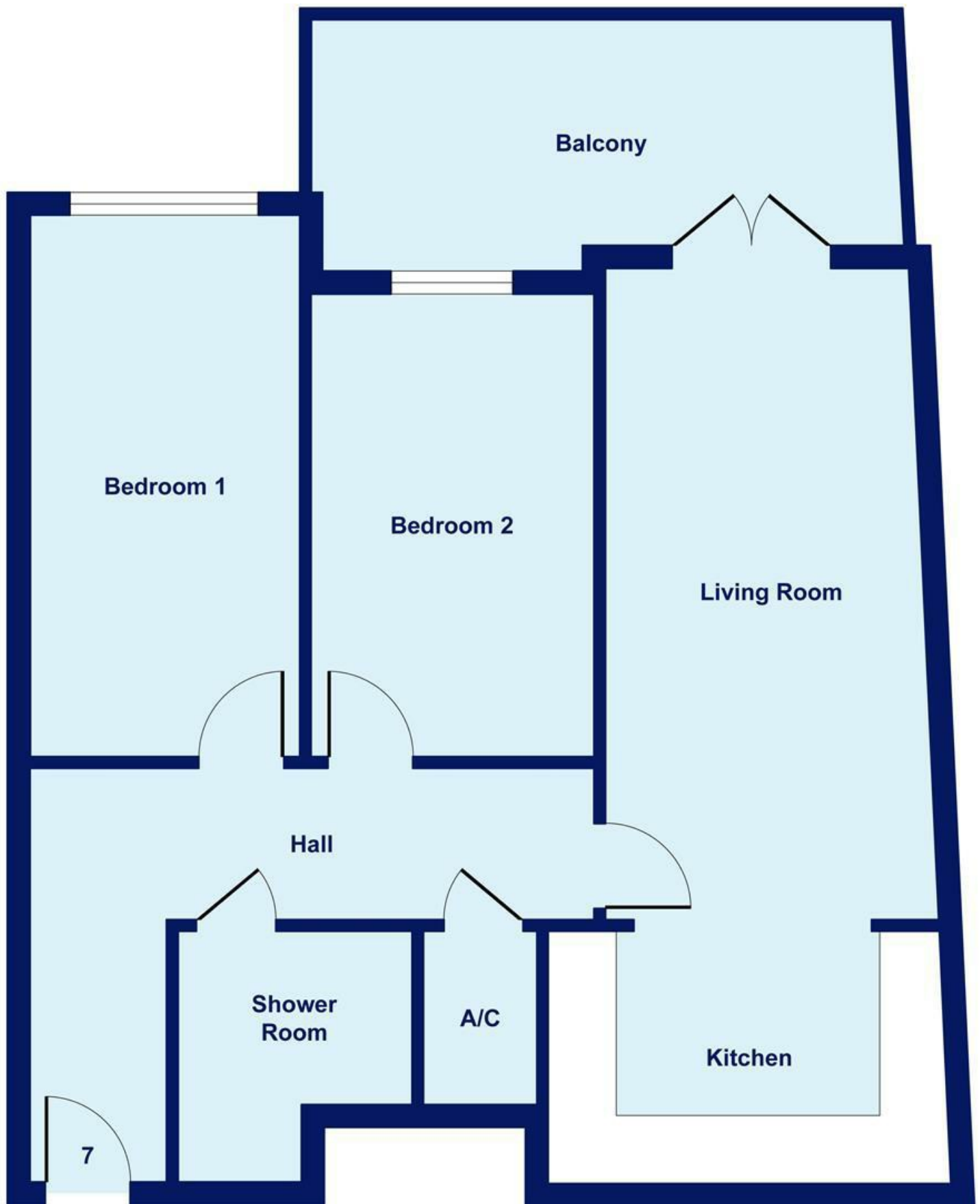
Agents Note - in accordance with the Estate Agency Act 1979, Section 21, we confirm that the interested vendor of the property is a relative of the Director of Countryside Estates

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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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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.