

# COUNTRYSIDE

## ESTATES



### **Apartment 14, Abbie House 191-193 High Road, Benfleet, Essex, SS7 5HY**

**£375,000 Leasehold**

LUXURY NEW 2nd FLOOR 2 BEDROOM APARTMENT FOR THE OVER 55's. Built to a high specification with a spacious balcony to the rear with far reaching views, 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, walk-in spacious storage cupboard with power points and consumer unit, radiator, double brushed chrome power point, carpet, 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, radiator, brushed 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 cupboard lighting, Integrated Bosch appliances including, Electric oven/grill, induction hob 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 undermounted stainless steel sink with mixer

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tap. Brushed 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, radiator, carpet, brushed 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, brushed 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 plastered finished ceiling with inset lighting.



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### Private Balcony



Large balcony with with far reaching views, composite decking and tinted glass balustrade,



### Lease Information

Lease Term 199 Years

Service Charge Approximately £2880.00 Per Annum

Ground Rent Not Applicable



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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.



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.

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

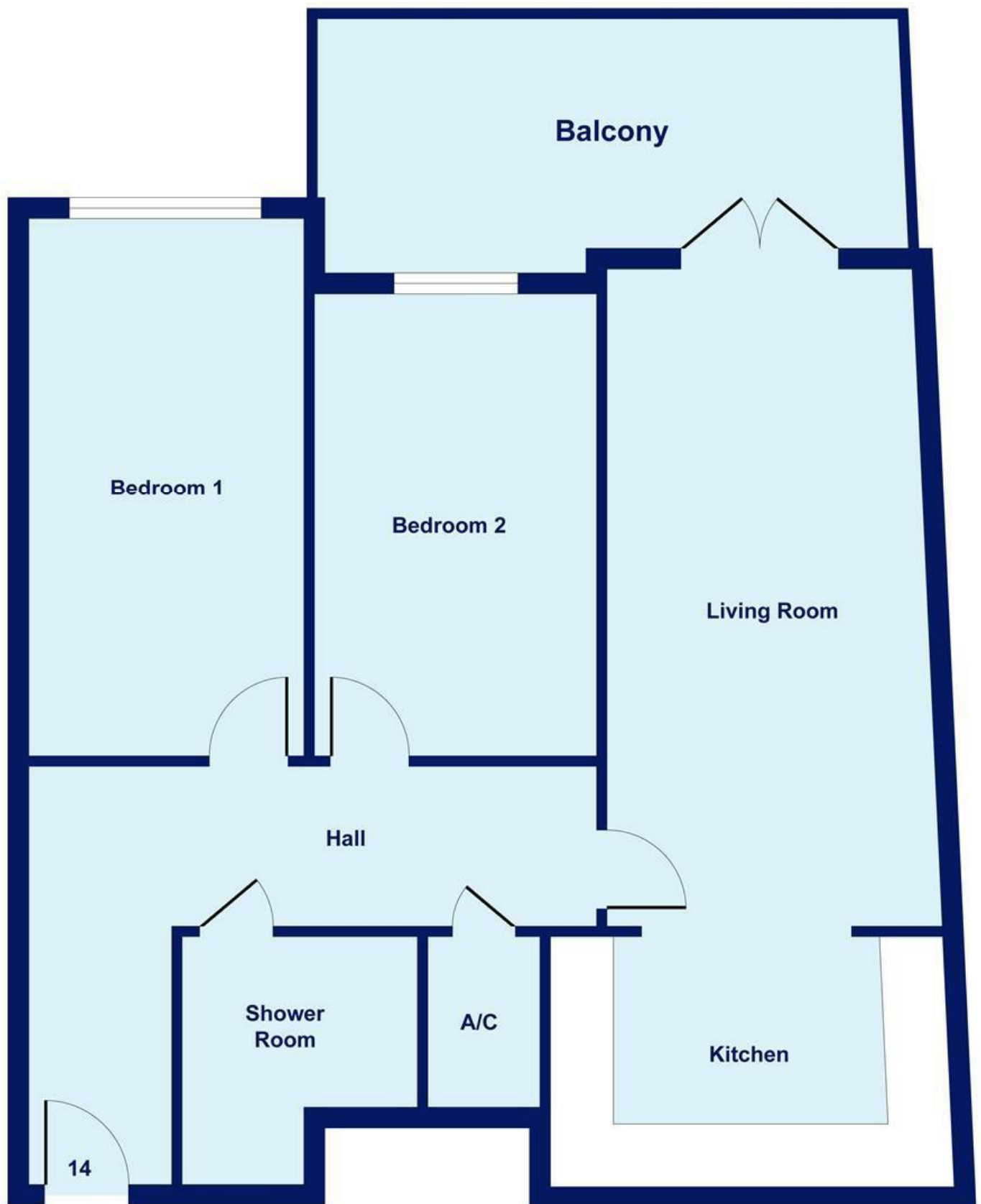


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
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205 High Road, Benfleet, SS7 5HY | 01268 755555 | sales@countrysideestates.co.uk | www.countrysideestates.co.uk



COUNTRYSIDE ESTATES (SALES) LTD | COMPANY No.: 11867260 (England)  
REGISTERED ADDRESS: Matrix House 12-16 Lionel Road, Canvey Island, England, SS8 9DE | VAT No.: 332342143