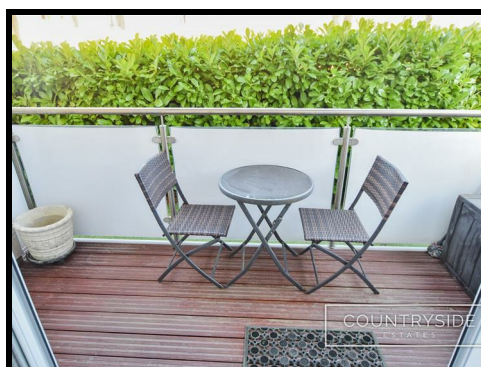


# COUNTRYSIDE

## ESTATES



### 6 Brook Lodge Brook Road, Benfleet, SS7 5JB

### £325,000 Leasehold

A TWO BEDROOM VERY SPACIOUS GROUND FLOOR RETIREMENT APARTMENT AVAILABLE TO APPLICANTS AGED 55 YEARS AND OVER.

Located in this convenient location just minutes walk of the high road shops, bus services and the entrance to Benfleet recreation fields with bowling club.

Enjoying two communal lounges and superb roof top garden this lovely apartment with NO ONWARD CHAIN really needs to be viewed to be fully appreciated.

## 6 Brook Lodge Brook Road, Benfleet, SS7 5JB

### Communal Entrance Hall

Security door with intercom system leading to large carpeted hallway, lift and stairs .

### Entrance Hall 16'3 x 5'6 max (4.95m x 1.68m max)

Solid door leading to spacious hallway, digital thermostat for heating, skimmed ceiling, two power points, two large built in storage cupboard both with lighting and shelving.

### Lounge 17'4 x 11'7 (5.28m x 3.53m)



French doors with shutters leading onto own private balcony, skimmed ceiling with inset lights, two radiators, nice laminate flooring, open access to kitchen.



### Luxury Kitchen 12'2 x 6'2 (3.71m x 1.88m)



Fitted with quality range of base and wall cupboards, drawer pack, granite worktops with inset Franke sink with mixer tap, granite splashbacks, Neff integrated fridge/freezer, dishwasher, washer/drier, electric oven and microwave, Bosch ceramic hob with extractor over, matching flooring to lounge, window to flank,

### Bedroom One 15'7 x 9'2 (4.75m x 2.79m)



Window to front with shutters, radiator, skimmed ceiling, range of good quality floor to ceiling wardrobes to two walls, matching chest of drawer unit.



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**Bedroom Two 15'7 x 7'9 (4.75m x 2.36m)**



Window to front with fitted shutters, radiator, skimmed ceiling.

**Luxury Shower Room 8 x 5'7 (2.44m x 1.70m)**



Full width walk in fully tiled shower with glass screen, vanity wash hand basin with mixer tap and cupboards under, close coupled wc with concealed cistern and push button control, fully tiled to sanitary area, lino non slip flooring, chrome towel radiator, extractor fan, skimmed ceiling with inset lights, mirror wall cabinet.

## Second Floor Communal Lounge/Kitchen



A lovely room with furniture leading onto roof garden, kitchen area and wc., dishwasher and fridge.

## Ground Floor Lounge

With access to communal garden, this room is used as a hobby room and for meetings of the residents, kitchen area fitted.

## Guest Suite

Available to book via the house manager at a nominal rate , having en - suite facilities, ideal for friends and family coming to visit.

## Communal Parking



## Lease

125 years from 2016

## Ground Rent

£300 per annum

## Maintenance Charges

£1703.47 per 6 months.

## Council Tax

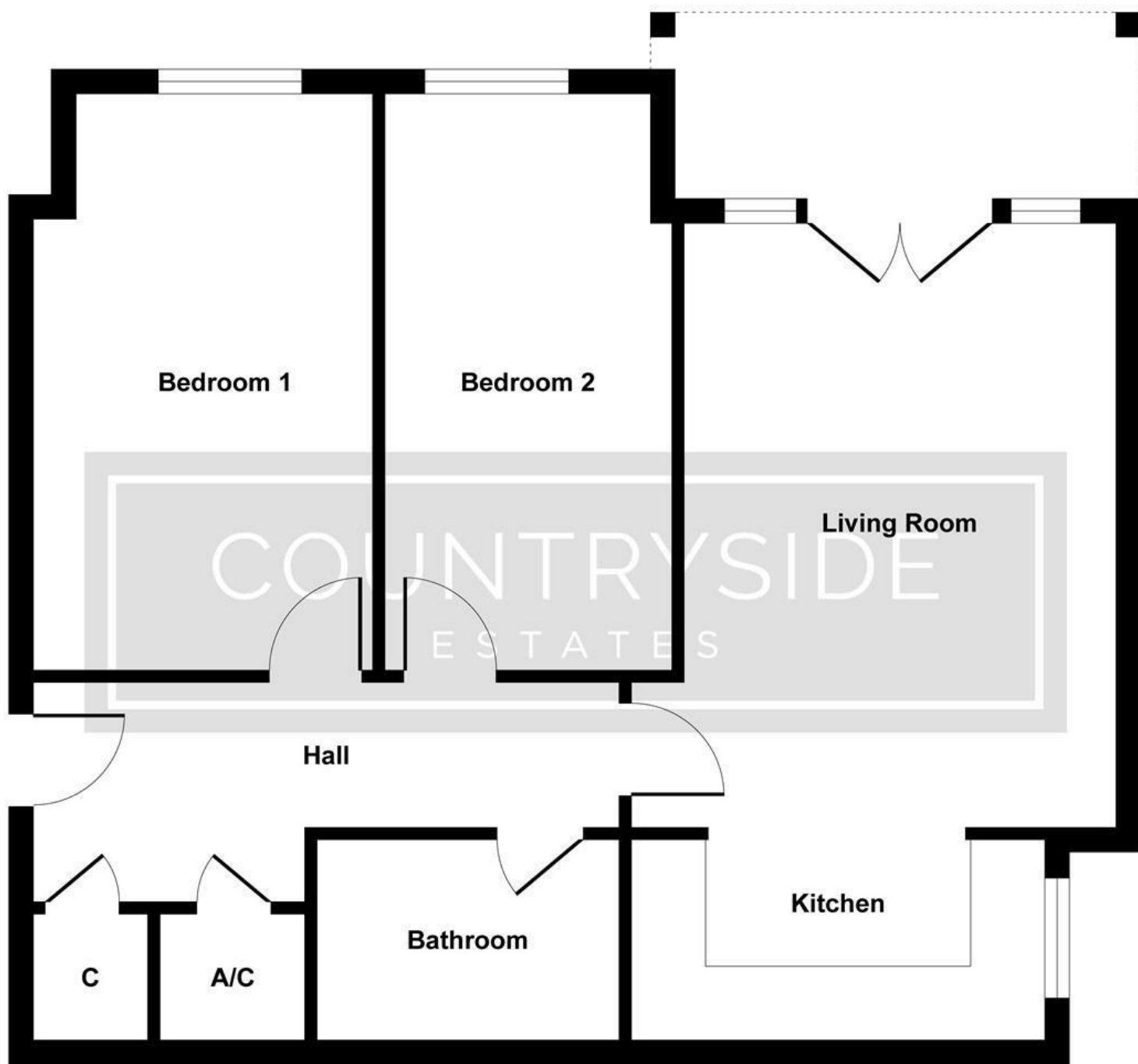
Band C

6 Brook Lodge Brook Road, Benfleet, SS7 5JB

| 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<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating      |                            |                                                                                   |
|-----------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                                     | Current                    | Potential                                                                         |
| Very environmentally friendly - lower CO2 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 CO2 emissions |                            |                                                                                   |
| England & Wales                                     | EU Directive<br>2002/91/EC |  |





### Floor Plan

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

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