

COUNTRYSIDE

ESTATES



Apartment 6, Abbie House 191-193 High Road, Benfleet, Essex, SS7 5HY

£1,150 PCM

A LUXURY NEW APARTMENT FOR THE OVER 55's. Built to a high specification throughout and comprising of a generous size lounge with balcony, luxury kitchen with good quality appliances and Quartz work surfaces, luxury shower room with walk in shower, one double bedroom. Roof top communal garden, communal lounge and guest suite. Set in landscaped gardens with gated private parking. Situated on Benfleet High Road with all the amenities close by, Benfleet station is also within a short walk.

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

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 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 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 tap. Brushed chrome power points. wood laminate flooring, smooth plastered ceiling with inset lighting.

Bedroom One 15'1" x 8'7" (4.60m x 2.62m)

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

Shower Room 7'10" x 5'3" (2.39m x 1.60m)

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.

Private Balcony

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

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.

Council Tax Band B / EPC Band B / Referencing Required / Available From May /

Agents Note - in accordance with the Estate Agency Act 1979, Section 21, we confirm that the interested landlord 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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