

COUNTRYSIDE ESTATES



Apartment 10, Abbie House 191-193 High Road, Benfleet, Essex, SS7 5HY **Offers In The Region Of £340,000 Leasehold**

A VACANT 2024 BUILT LUXURY 2ND FLOOR APARTMENT FOR THE OVER 55'S Built to a high specification with own large balcony enjoying far reaching views, luxury fully fitted kitchen with integrated Bosch appliances and Quartz worktops.

All residents enjoy the benefit of a rooftop garden and communal lounge, and guest suite, plus secure gated parking, situated on the High road with all amenities close by also Benfleet station.

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Communal Entrance Hall

Security door with video entry system leading to communal hall, lift to all floors and staircase and door leading to communal parking and garden area.

Entrance Hall 13 x 11'6 max (3.96m x 3.51m max)



Balcony 17'5 x 7'5 max (5.31m x 2.26m max)



Skimmed ceiling, smoke alarm, double built in cupboard with light and electric meter, two power points, radiator.

Lounge 19'9 x 10'6 red 10 (6.02m x 3.20m red 3.05m)



Composite decked flooring, glass balustrading, nice outlook.

Luxury Kitchen 10'9 x 7'8 (3.28m x 2.34m)



French doors leading onto own private sun balcony, two radiators, wall mounted TV and power points, skimmed ceiling, open access to kitchen, wood laminate flooring.



Fitted with quality range of contrasting base and wall cupboards, Quartz work tops and upstands, Bosch integrated appliances comprising of dishwasher, washer/drier, fridge and freezer, microwave oven and oven below, induction hob with extractor above, inset sink with mixer tap, wood laminate flooring, skimmed ceiling with lights.

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Bedroom One 17 x 8'6 (5.18m x 2.59m)



Window to rear, skimmed ceiling, wall mounted power and tv point, radiator, fitted carpet



Bedroom Two 16'9 x 7 (5.11m x 2.13m)



Window to rear, radiator, fitted carpet, skimmed ceiling, cupboard housing gas wall mounted Ideal combi boiler, wall mounted power and tv point.

Luxury Shower Room



Fully tiled walls, non slip vinyl flooring, extractor fan, chrome towel radiator, skimmed ceiling with inset lights, double walk in shower with glass screen, vanity wash hand basin with mixer tap and cupboards under, close coupled wc with concealed cistern and push button control.

Outside

Communal garden area with washing lines.

Mobility Scooter Room

Secure room with remote electric shutter, power supply and lighting.

Roof Top Garden



A lovely private sunny garden with furniture and accessed off communal lounge.

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Communal Lounge/Kitchen



A superb furnished room with variety of sofas, chairs and dining table for use by all residents and guests, kitchen area with range of fitted units and dishwasher and fridge/freezer.



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 walk in closet and en suite, patio doors onto roof garden.

Lease Information

Lease term 199 years from 2024, service charge approx. £2880 per annum, ground rent not applicable.

Council Tax Band C

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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		





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