

# COUNTRYSIDE

## ESTATES



### **Flat 2 Highgate Lodge, 109 High Road, Benfleet, SS7 5LN**

### **£215,000 Leasehold**

GUIDE PRICE : £215,000 - £230,000. FIRST FLOOR APARTMENT WITH WEST FACING PRIVATE BALCONY, located in this convenient position within a stone's throw of a variety of shopping facilities and being within just minutes' walk of Benfleet station (Fenchurch Street line).

The apartment offers good sized accommodation which includes a fitted kitchen area incorporated within the living accommodation, generous sized bedroom and shower room. Externally, there will be an allocated parking space approached via remote controlled security gates.



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### Communal Entrance Hall

Entry intercom system provides access to communal hall with staircase leading to the first floor.

### Entrance Hall



Laminate wood flooring, coved smooth plastered ceiling, wall mounted electric heater, intercom telephone, storage cupboard and power points.

### Open Plan Kitchen/Living Room



Upvc double glazed sliding patio doors opening out to private balcony, laminate wood flooring, coved smooth plastered ceiling, fitted white kitchen with contrasting worktops and tiled splash

backs, inset stainless steel sink with drainer and chrome mixer tap, electric hob and oven with extractor fan over, integrated fridge and freezer and washing machine. Wall mounted electric heater, TV and power points.





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**Private Balcony 10'11 x 4'6 (3.33m x 1.37m)**



West facing private balcony, to the rear of the building.

**Bedroom 16'0 x 9'8 (4.88m x 2.95m)**



Upvc double glazed window to rear aspect, carpet, coved smooth plastered ceiling, wall mounted electric heater, TV and power points.



**Shower Room 7'1 x 6'0 max (2.16m x 1.83m max)**



Vinyl flooring, smooth plastered ceiling, fully tiled shower cubicle with glass sliding door, vanity unit with inset hand wash basin with chrome mixer tap, close coupled W.C and wall mounted electric heated towel rail.

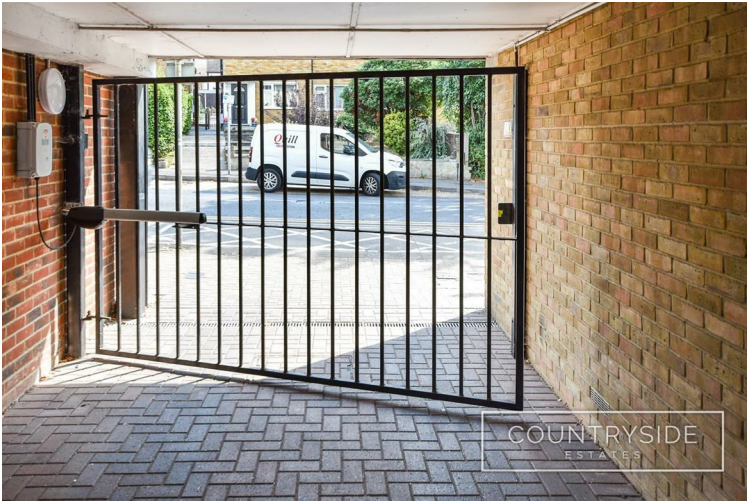
**Gated Car Park**



Communal car park with one allocated parking space.



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Lease Term

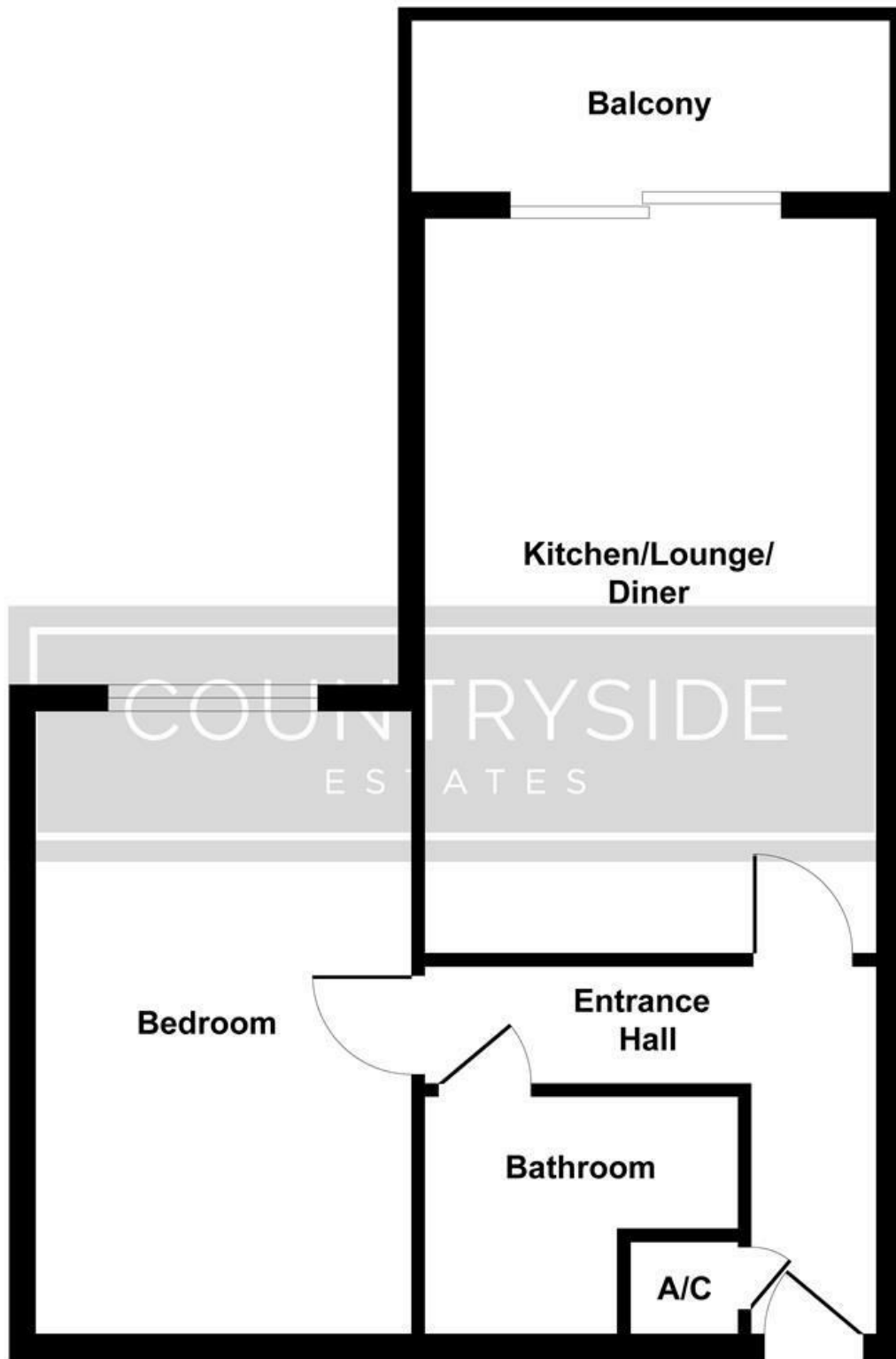
114 Years Remaining  
Service Charge £1036.00 Per Annum  
Ground Rent £200.00 Per Annum

Council Tax

BAND B - Castle Point Borough Council

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		
(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	



### Floor Plan

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

205 High Road, Benfleet, SS7 5HY | 01268 755555 | [sales@countrysideestates.co.uk](mailto:sales@countrysideestates.co.uk) | [www.countrysideestates.co.uk](http://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