

**Ground Floor**



**15 Willow Lodge Hart Road  
Thundersley, SS7 3PQ  
£135,000**

- South Facing Rear 1 Bedroom Flat
- First Floor apartment With Lift
- Modern Kitchen
- Lounge
- Bathroom/WC
- Communal Lounges & Guest Room
- Newly Decorated & New Carpets
- Popular Thundersley Village Location
- Excellent Bus Links
- Must Be viewed Internally



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



**\*\*\*\* AN IMMACULATE 1 BEDROOM FIRST FLOOR RETIREMENT APARTMENT \*\*\*\***

This delightful South facing apartment is located to the rear overlooking to secluded gardens and offers well proportioned accommodation including a spacious lounge, modern fitted kitchen & bathroom, bedroom, newly fitted carpets & redecorated throughout,

The complex has a welcoming reception hall, house manager, communal lounges & guest suite, lift access Entryphone system, gardens & parking, Situated in the popular Thundersley village with various shops public house and bus routes to surrounding area's

The property is being offered with no onward chain

**ACCOMMODATION**

**COMMUNAL RECEPTION HALL & LOUNGE**

Entryphone system, welcoming reception hall with seating area, access to house managers office & Communal lounges having kitchen area & access to the rear south facing garden

**APARTMENT**

Approached by either stairs or lift to the first floor where the apartment & guest suite will be found

**HALL**

Entryphone system & careline unit, electric storage heater, power points,

**LOUNGE 14'8 x 13'8 (4.47m x 4.17m)**

South Facing UPVC double glazed window to rear, coving, power Tv & telephone points,

**KITCHEN 13' x 9'2 max (3.96m x 2.79m max)**

South facing UPVC double glazed window to rear, fitted with a modern range of Beechwood effect eye level & base level units with complimentary worktops incorporating stainless steel sink drainer, ceramic hob & extractor, splash back tiling, over, integrated fridge & freezer, plumbing for washing machine, power points,

**BEDROOM 17'7 x 10'7 max (5.36m x 3.23m max)**

UPVC double glazed South facing window to rear, boiler cupboard, electric radiator, power & telephone points, coving

**BATHROOM**

Modern white suite comprising panelled bath with shower/mixer taps, pedestal wash hand basin, low level wc, splash back tiling, wall mounted heater/fan, shaver point, extractor fan

**OUTSIDE**

**SOUTH FACING REAR GARDEN**

A delightful garden with patio area leading to lawn &

rockery garden, established evergreen shrubs washing area to side with communal washing lines

**PARKING**

To the front are parking (not allocated)