

*To arrange a viewing contact us  
today on 01268 777400*



## Brook Road, Benfleet Guide price £265,000

Aspire Estate Agents present a spacious and well-presented two bedroom ground floor retirement apartment, available exclusively to applicants aged 55 years and over. Situated in a highly convenient location, just a short stroll from the High Road shops, bus services, and the entrance to Benfleet Recreation Fields, complete with a bowling club.

This charming home benefits from two communal lounges, a superb rooftop garden, and its own private balcony, providing excellent social and relaxation spaces for residents. The master bedroom features built-in wardrobes for ample storage, and the building offers a secure entrance with an intercom system for peace of mind. Offered with no onward chain, this apartment must be viewed to be fully appreciated.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

#### Communal Entrance Hall

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

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

Lounge – 5.28m x 3.53m (17'4 x 11'7)

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

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

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

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

#### 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.

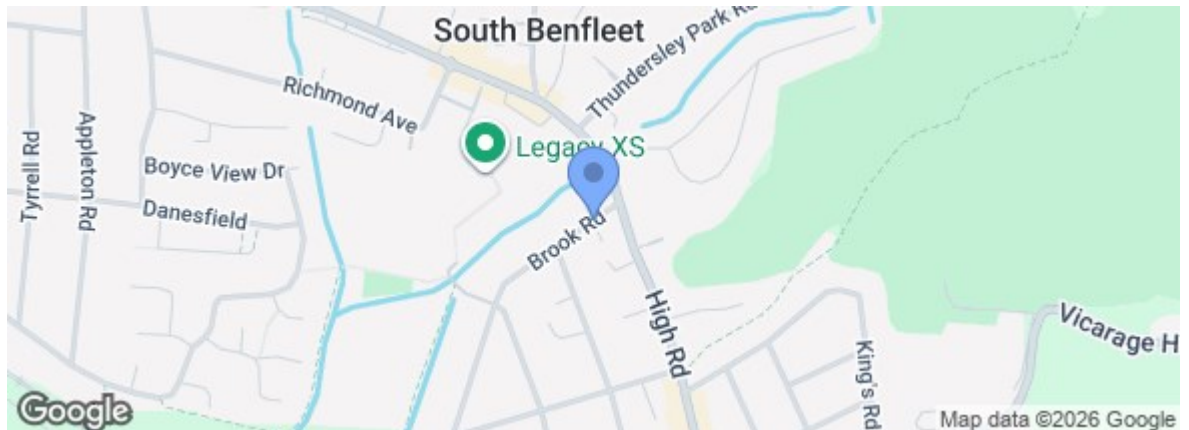
Guest Suite - Available to book via the house manager at a nominal rate , having en - suite facilities, ideal for friends and family coming to visit.

# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix C2025.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(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	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.