



Brown & Brand



**Willow Lodge, Hart Road**  
Thundesley, SS7 3PQ

- Two Bedroom Ground Floor Retirement Apartment In Sought After Development
- Offered With No Onward Chain
- Good size Lounge With Separate Kitchen Area
- Three Piece Shower Room

**£160,000**





## Property Description

Brown & Brand are delighted to present this two-bedroom ground floor retirement flat, ideally located in the heart of Thundersley Village.

This well-positioned property offers comfortable living with the benefit of a welcoming communal lounge and beautifully maintained gardens for residents to enjoy. Situated within easy reach of local shops, amenities, and excellent bus links, it provides both convenience and community.

Offered with no onward chain, this is a wonderful opportunity to secure a home in a sought-after location.





## ACCOMMODATION COMPRISES

Approached via security entry system with communal hallway giving access to each individual apartment, lifts or stairs to 2nd floor, personal entrance door giving access to:

### SPACIOUS ENTRANCE HALLWAY

Wood effect laminate flooring. Smooth plastered ceiling with coving. 24-hour Careline, storage cupboard housing trip switches, meters and water heater. Doors giving access through to:

### LOUNGE

16' 3" x 12' 6" ( Narrowing to 9' 2" ) (4.95m x 3.81m) Double glazed window to rear. Smooth plastered ceiling with coving. Fitted carpet. Electric heater. TV point.

### KITCHEN

12' 6" x 6' 7" (3.81m x 2.01m) Fitted with a range of eye-level and base-level units with contrasting work surfaces, incorporating a stainless-steel sink unit with mixer tap. Features include an integrated electric oven and four-ring electric hob with extractor hood above, plus an eye-level integrated microwave. There is also an integrated washing machine and integrated fridge/freezer. The kitchen benefits from tiled splashbacks, a handy breakfast bar with storage beneath, smooth plastered ceiling and wood-effect laminate flooring.

### BEDROOM ONE

16' 3" x 8' 4" (4.95m x 2.54m) Double glazed window. Carpet. Electric heater. Smooth plastered ceiling with coving. TV point.

### BEDROOM TWO

11' 6" x 8' 2" (3.51m x 2.49m) Double glazed window. Carpet. Electric heater. Smooth plastered ceiling with coving.

### SHOWER ROOM

6' 12" x 6' 8" (2.13m x 2.03m) Fitted with a walk-in corner shower cubicle with sliding glass screen, single pedestal wash hand basin, and WC. Additional features include partially tiled walls, a mirrored cabinet above the basin, extractor fan, smooth plastered ceiling, and tile-effect cushion flooring.





## EXTERNALLY

### COMMUNAL AREA & PARKING

Residents have access to a welcoming communal lounge, which also features a small kitchen area with tea and coffee making facilities - ideal for socialising with neighbours and guests.

The development is surrounded by well-maintained lawn and garden areas, with attractive planting, shrubs, and seating areas for residents to enjoy. Ample parking is available to the front of the property for both residents and visitors.

Lease Length Remaining - 102 years  
 Service Charge - £4,960.00 Yearly  
 Ground Rent - £950.00 Yearly  
 Council Tax C - £1,979.74



Energy performance certificate (EPC)		
Flat 3 Willow Lodge Hart Road BENFLEET SS7 3PQ	Energy rating <b>C</b>	Valid until: 22 July 2035 Certificate number: 7435-5923-2500-0747-2226

Property type	Ground-floor flat
Total floor area	58 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

#### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
 the average energy score is 60



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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 is given as to their condition or efficiency at the time of writing.

Made with LettingPro 11/2023



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