

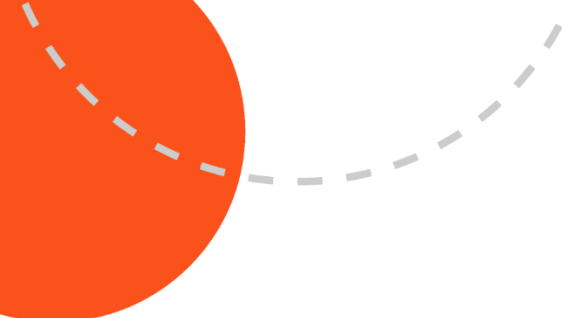


Aston Place, Hart Road, Thundersley, Essex, SS7 3PY

2 bed top floor retirement apartment / GUIDE PRICE £210,000 - £220,000 / t. 01702 555888



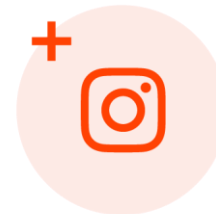




Situated in one of the area's most sought after retirement complex's is this immaculately presented **two bedroom** top floor retirement apartment, offered with no onward chain. Boasting large lounge/diner, well fitted kitchen, private balcony, generous size bedrooms and a four piece bathroom suite together with excellent communal facilities which include two large sun terrace's with lovely views, communal lounge/kitchen, library and residents car park. Also benefiting from a lease in excess of 100 years.

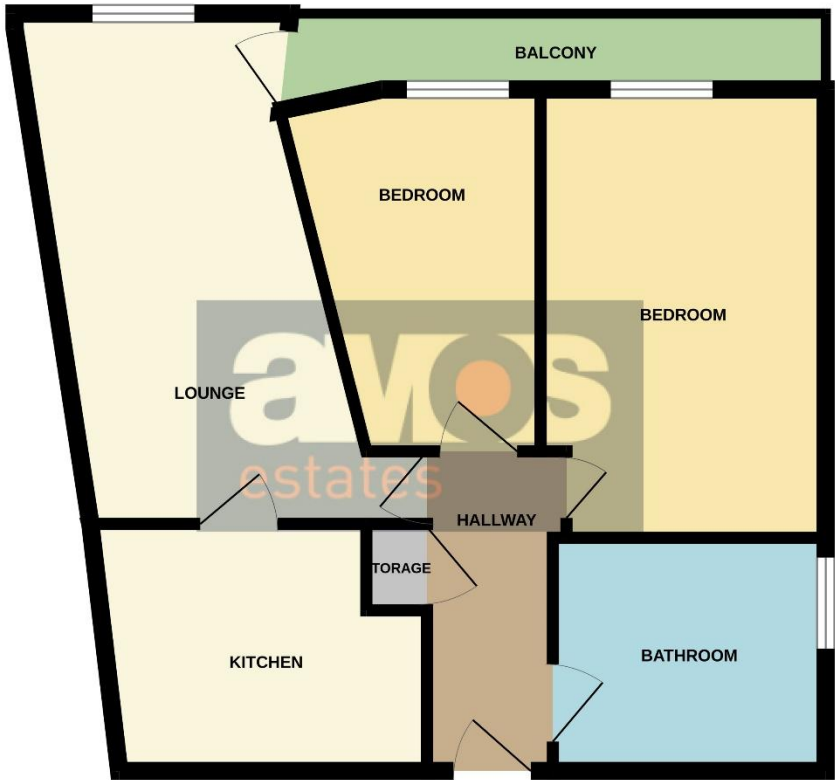
Ideally located a stones throw from local shops, amenities and bus routes whilst also being a short walk from Thundersley Common. This is a lovely, spacious apartment in a high quality development within the heart of Thundersley. Call now to book your viewing!

Find us on

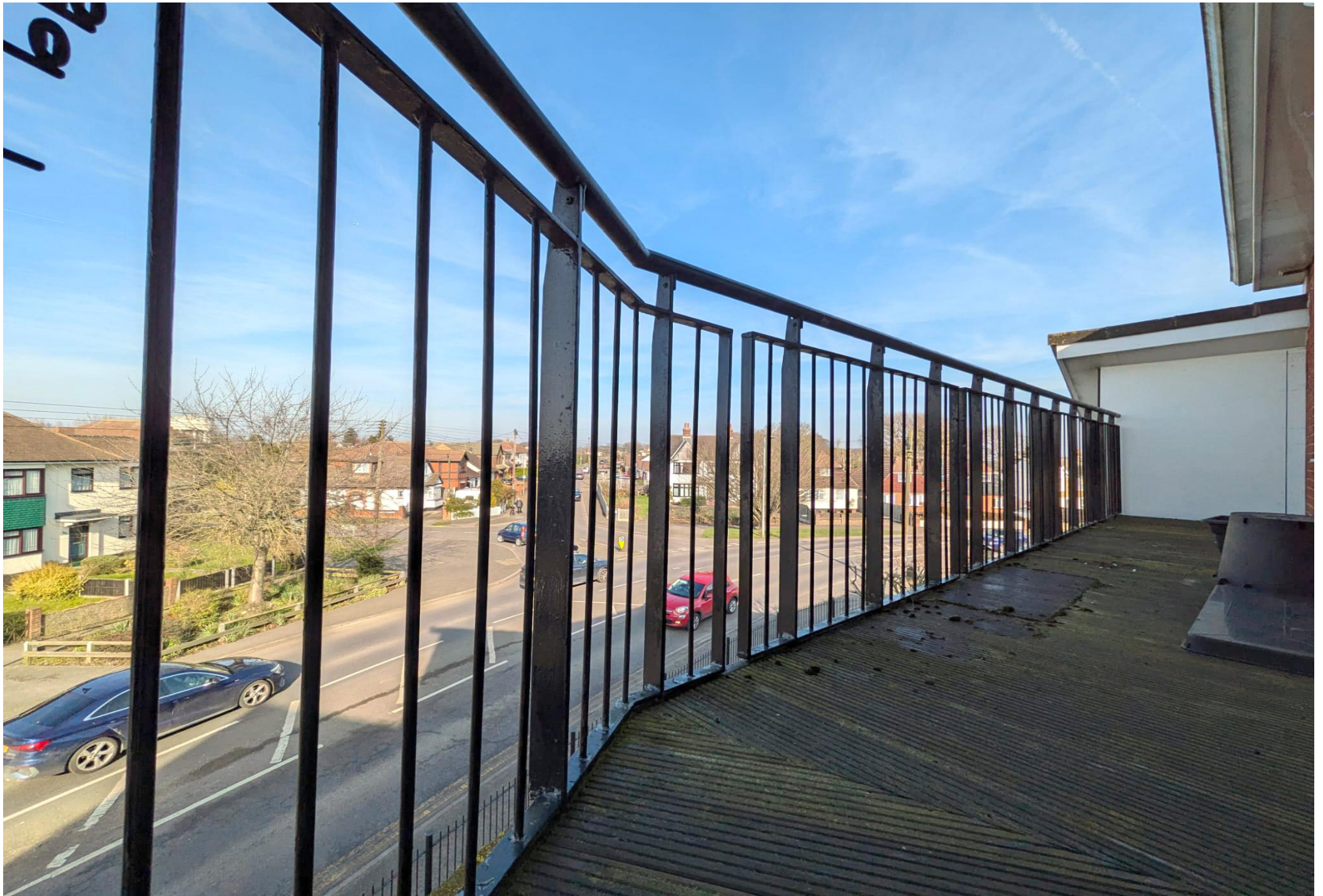


A space to
call home.

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.
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Highlights

- / Well Presented Two Bedroom Top Floor Retirement Flat
- / Extremely Sought After Complex
- / Large Lounge/Diner
- / Well Fitted Kitchen
- / Good Size Bedrooms
- / Four Piece Bathroom Suite
- / Own Private Balcony
- / Two Communal Sun Terraces
- / Communal Lounge & Kitchen
- / Communal Library
- / On-Site House Manager
- / Residents Car Park
- / No Onward Chain
- / Long Lease
- / Stones Throw From Local Shops & Bus Routes
- / Close To Thundersley Common
- / Viewings Advised

Communal entrance doors opening to communal hallway, stairs and lift leading to top floor, private entrance door to:

Entrance Hall \ Fitted carpet, electric radiator, power points, smooth plastered ceiling, entry phone system, cupboard housing tank and shelving, doors to accommodation off.

Lounge/Diner 16'4 x 10'9 Plus Recess \ Upvc double glazed window to front with secondary glazing, fitted carpet, electric radiator, power points, T.V point, smooth plastered ceiling, upvc double glazed door leading to private balcony and door to:

Kitchen 9'6 x 7'9 Max \ Well fitted kitchen comprising double bowl stainless steel sink and drainer unit with chrome taps inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated oven, inset four ring electric hob with extractor above, space and plumbing for washing machine, integrated dishwasher, space for tall fridge/freezer, laminate flooring, smooth plastered ceiling, tiled splashbacks, power points.

Balcony \ A lovely private balcony with wrought iron surround.

Bedroom One 14'6 x 9'3 \ Upvc double glazed window to front with secondary glazing, fitted carpet, electric radiator, power points, fitted wardrobes, smooth plastered ceiling.

Bedroom Two 11'8 Max x 9'11 (Irregular shape) \ Upvc double glazed window to front with secondary glazing, fitted carpet, electric radiator, power points, smooth plastered ceiling.

Bathroom 8'4 x 7' \ Four piece suite comprising panelled bath, pedestal wash hand basin, push button w.c, shower cubicle with tiled surround, laminate flooring, upvc obscure double glazed window to side, extractor, smooth plastered ceiling, half tiled to remaining walls, electric radiator.



Communal Facilities \ The retirement complex has many excellent communal features including two large communal sun terraces and well tended communal gardens. There is a communal lounge and kitchen area and a guest suite which is available for residents' family charged on a nightly basis. There is also a residents car park to rear.

Lease Info \ 125 years from 24 June 2005 therefore benefiting from a lease of approximately 105 years remaining. We are advised the service charge is approximately £330.02 per month and the ground rent is £450 per annum.

PLEASE NOTE:-

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

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