



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

TEL: 01268 755555 EMAIL: [benfleet@countrysideestates.co.uk](mailto:benfleet@countrysideestates.co.uk)

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



## **The Fairways, Apartment 3 192 High Road, Benfleet, SS7 5LB**

**£250,000 Leasehold**

Ground floor two double bedroom retirement apartment, spacious lounge with French doors onto a patio and communal gardens, fitted kitchen with appliances, modern shower room. Few minutes walk of bus stops and shopping facilities, Benfleet station is also within walking distance.

Approached via electric wrought iron security gates and has ample communal parking, large well maintained gardens, communal residents lounge with kitchen, plus guest suite.



## The Fairways, Apartment 3 192 High Road, Benfleet, SS7 5LB

### Communal Hallway

Main entrance security door with buzzer intercom system, leading to entrance lobby with door to large hallway, lift and staircase.



### Entrance Hall



Good sized L shaped hall, coved and skimmed ceiling, built in storage cupboard, electric heater, power points.

### Lounge/Diner 17'2 x 9'6 (5.23m x 2.90m)



French doors leading to patio area and large communal well maintained gardens, window to flank, open access to kitchen, electric heater, Marble feature fireplace with electric wood burner effect fire, coved and skimmed ceiling.

### Kitchen 7'8 x 6 (2.34m x 1.83m)



Window to rear overlooking gardens, modern range of cream shaker style base and wall cupboards, one and a half bowl sink with mixer tap, range of worktops with tiled splashbacks, ceramic hob, extractor hood above, electric oven, integrated fridge/freezer and washing machine, coved and skimmed ceiling with inset lights.

### Bedroom One 16'10 max x 7'7 (5.13m max x 2.31m)



Window to flank, coved and skimmed ceiling, double built in wardrobe cupboard, further full height built in cupboard also housing water heater which has been replaced since new.





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**Bedroom Two 10'2 x 8'7 (3.10m x 2.62m)**



Two windows to flank, electric heater, coved and skimmed ceiling, double built in wardrobe cupboard.

**Residents Lounge**



A large beautifully furnished room with feature fireplace and French doors to side. A great room to meet fellow residents for coffee mornings/afternoon tea and other activities arranged via the house manager.



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



Re-fitted modern white suite comprising of walk in double width shower cubicle, vanity wash hand basin with mixer tap and cupboard's under, close coupled wc with push button control, tiled walls, coved and skimmed ceiling with inset lights, electric towel radiator, extractor fan.





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## Residents kitchen



Fitted with units and fridge for the use of all residents and ideal for making a tea/coffee if you are meeting either family or other residents in the lounge.

## Large Communal Gardens



Very well maintained and part of it bordering onto Boyce Hill private golf course, variety of paved seating areas with furniture in those summer months for all residents to use. bin store with usual recycling bins provided. Further area to rear of car park with washing lines. Brick built shed with power for residents having mobility scooters.





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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		
	74	82
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		

Large Communal Parking Area

There are numerous parking spaces for residents/visitors, however please note these are not allocated to apartments. The driveway is approached via electric security gates accessed via remote fob, to the side of the gates is a pedestrian gate.

Bin Storage



Maintenance Charges

£3702,34 per year, paid half yearly (£1851.17) To include cleaning of communal areas, gardening and building insurance, water and sewerage charges and external window cleaning.

Ground Rent

£205 per six months

Lease

125 years originally from 2006.

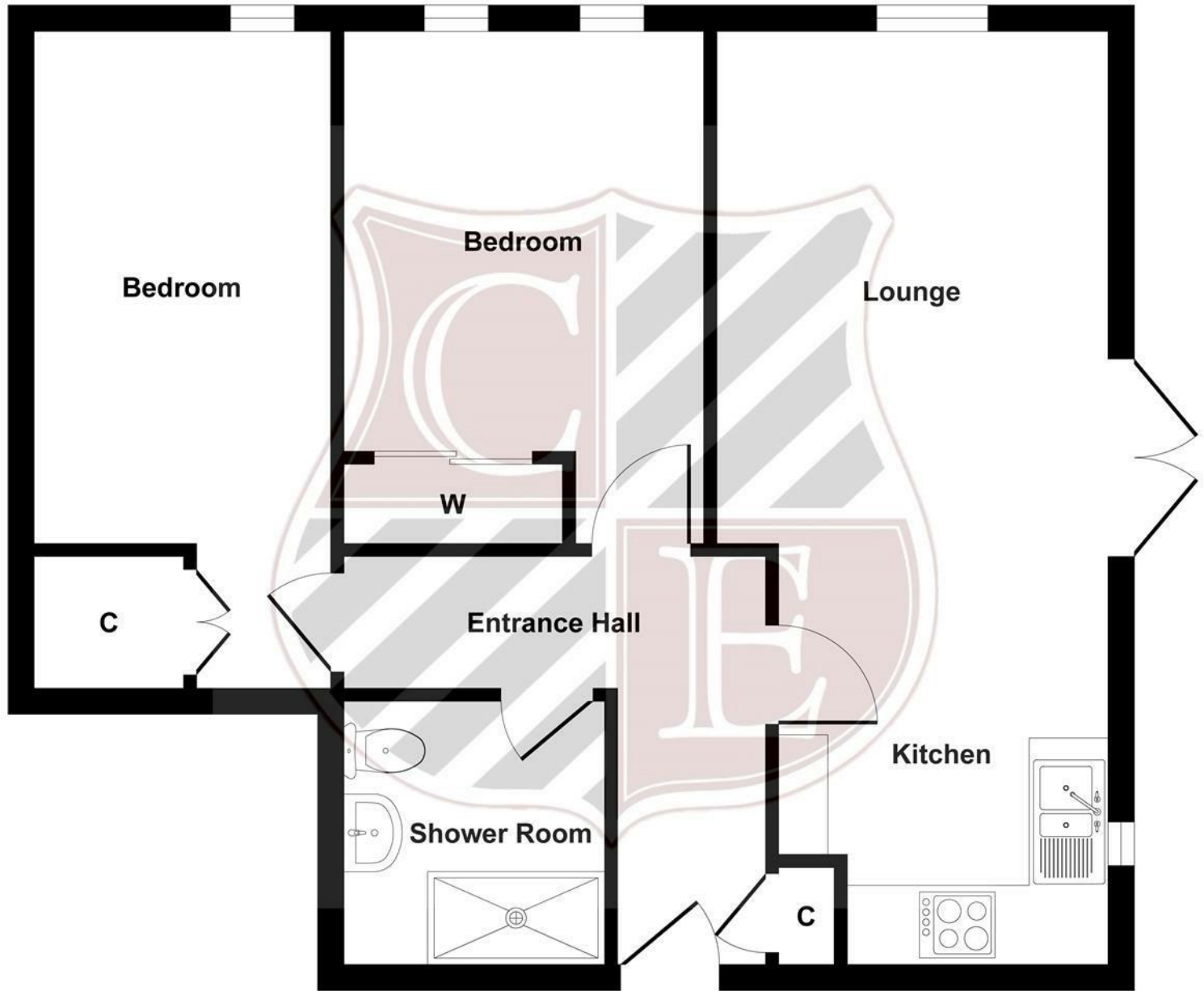
House Manager

There is a house manger on site between 9 - 1pm Monday to Friday.

Council Tax

BAND C

## Apartment 3 The Fairways



### Floor Plan

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



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