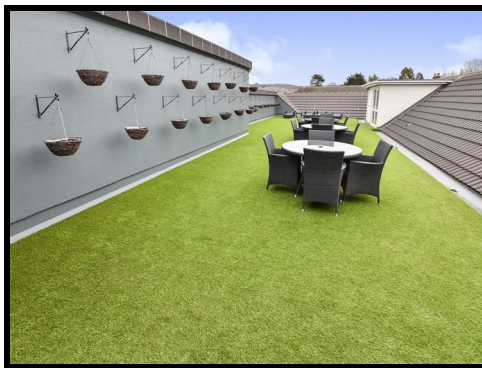


# COUNTRYSIDE

ESTATES



## **3 Brook Lodge Brook Road, Benfleet, SS7 5JB**

### **£315,000 Leasehold**

A TWO BEDROOM GROUND FLOOR APARTMENT WITH FRENCH DOORS LEADING DIRECTLY TO OUTSIDE SPACE.

The apartment has been finished to an exceptionally high standard and is located just a few minutes walk of all amenities and bus services in the High Road and being within a short walk to the entrance of Benfleet recreation ground.

With excellent communal facilities including a rooftop garden, other communal gardens, plus residents lounge and kitchen. Available to applicants 55 years of age and over.

### 3 Brook Lodge Brook Road, Benfleet, SS7 5JB

Security entry door with video entry system leading to:

#### Communal Entrance Hall

Carpeted. Door leading to:

Entrance Hall 9'7 x 9'6 max (2.92m x 2.90m max)



Two power points. Radiator. Telephone point. Digital central heating thermostat. Double cupboard with shelving.

#### Open Plan Kitchen/Lounge

Lounge 16'6 x 11'7 (5.03m x 3.53m)



French doors to rear with opening side windows. Access from French doors onto communal gardens. Carpet, smooth plastered ceiling with inset spotlights, radiator, TV, telephone and power points. Open plan access to:-



Kitchen 13'8 x 8'0 (4.17m x 2.44m)



Fitted with quality range of units. Granite worktops with granite splash backs and inset sink and mixer tap. Drawer pack unit. Concealed work surface lighting. Neff integrated appliances comprising of induction hob. Electric oven. Microwave. Integrated fridge and freezer. Dishwasher. Washer/dryer. Attractive floor covering.

### 3 Brook Lodge Brook Road, Benfleet, SS7 5JB

#### Bedroom Two 15'4 x 7'7 (4.67m x 2.31m)



#### Bedroom One 17'3 x 9'10 (5.26m x 3.00m)



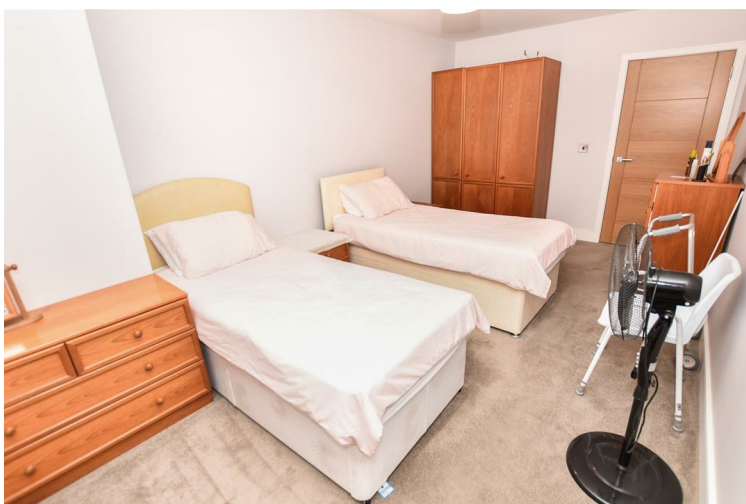
Upvc double glazed window to rear aspect, carpet, smooth plastered ceiling, radiator, TV and power points.

Upvc double glazed window to rear aspect, carpet, smooth plastered ceiling, radiator and power points. Cupboard housing ideal gas combi boiler.

#### Shower Room



Suite comprising of wide walk-in double width shower cubicle with glass screen. Vanity wash hand basin with mixer tap and cupboards under. Close coupled W/C with concealed cistern and wall mounted push button control. Chrome towel radiator. Part tiled walls. Mirror/light. Inset ceiling lights. Extractor fan.



#### External Communal Areas



There are two bin storage facilities. Communal low maintenance gardens. Parking facility for one vehicle.

# 3 Brook Lodge Brook Road, Benfleet, SS7 5JB

## Roof Top Garden



Accessed via lift and staircase. A superb rooftop garden area with artificial lawn. Ideal suntrap. Range of garden furniture for the use of occupants. Also off the rooftop garden there is a lounge area with a range of furniture and kitchen area with built in dishwasher and fridge plus toilet facilities.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  | 83                      | 83        |
| (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 |           |



## Communal Residents Lounge (Ground Floor)

Range of furniture. Kitchen area with dishwasher and fridge. French doors leading onto the front and door leading to communal garden.

## Guest Suite

Please note all owners of Brook Lodge are able to book the guest suite with the manager for relatives etc., coming to visit and this is at a nominal cost. The guest suite is fully furnished with own en-suite facility.

## Lease

125 Years from 2016

## Ground Rent

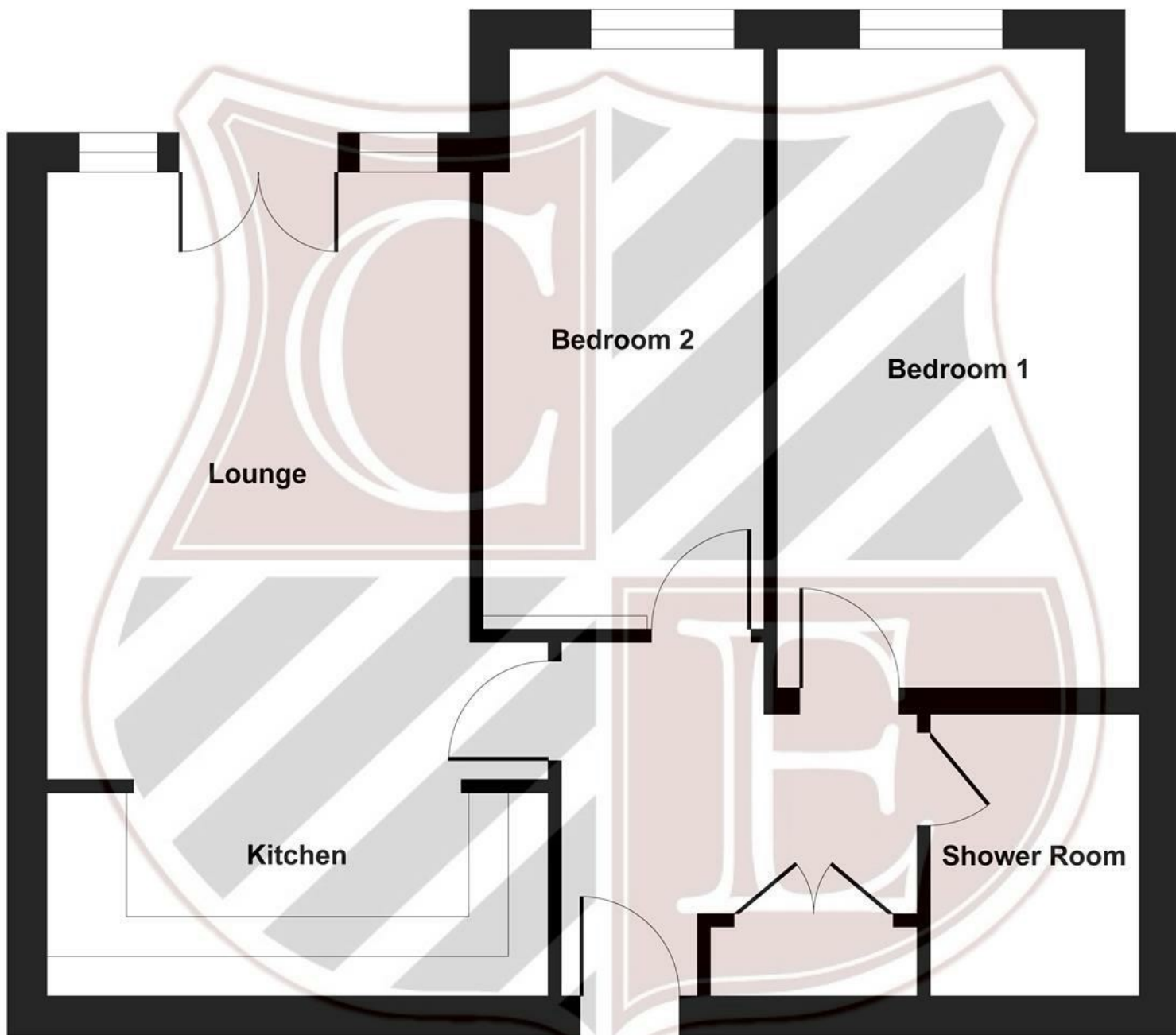
£300.00 Per annum (i.e £5.77 per week)

## Maintenance Charge

Currently £1,703.47 per 6 months.

## Council Tax

Council Tax Band C - Castle Point



### Floor Plan

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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