

# COUNTRYSIDE

## ESTATES



### **Apartment 20 The Fairways, 192 High Road, Benfleet, Essex, SS75LB**

### **£225,000 Leasehold**

A SECOND FLOOR RETIREMENT APARTMENT. Available to residents of 60 years and over, located in this sought after development just minutes walk of shops and bus services.

The Fairways is set back from the road with gardens flanking onto Boyce Hill Golf Course, and is approached via electric remote controlled gates for added security.

# Apartment 20 The Fairways, 192 High Road, Benfleet, Essex, SS75LB

## Communal Hallway



A lovely entrance hall with stairs and lift to all floors, access to communal lounge and house managers office located in lobby.



## Kitchen 7'6 x 7 (2.29m x 2.13m)



Fitted with range of cream shaker style base and wall cupboards, integrated AEG washer/drier, ceramic hob and electric oven, fridge/freezer, extractor hood, tiled splashbacks, fitted worktops, coved and skimmed ceiling with inset lights.



## Own entrance hall

Spacious L shaped hallway, coved and skimmed ceiling, built in broom cupboard and double cupboard housing electric water tank, electric heater, power points.

## Lounge 16'3 x 9'5 (4.95m x 2.87m)



Two windows to front, coved and skimmed ceiling, electric heater, double doors to kitchen.



Window to front, electric heater, double built in wardrobe, coved and skimmed ceiling.

# Apartment 20 The Fairways, 192 High Road, Benfleet, Essex, SS75LB

## Communal Lounge/Kitchen



**Bedroom Two 12'10 red 10'4 x 8'6 (3.91m red 3.15m x 2.59m)**



A lovely sized room with ample furniture and dining table ideal for functions ( which can be arranged with house manager) French doors to front, kitchen fitted with ample units and fridge.



Currently used as a dining room, window to front, electric heater, coved and skimmed ceiling.



## Guest Suite

This can be booked for owners friends/family with the house manager at a nominal charge.

## Shower Room



A spacious room with double width shower cubicle, close coupled wc, pedestal wash hand basin, line flooring, half tiled walls except shower which has panelling, chrome towel radiator, inset ceiling lights, extractor fan, coved and skimmed ceiling.

## Communal Gardens



Beautiful large landscaped gardens with tables and chairs for the residents use, patio and lawned areas with one side flanking the golf course.

# Apartment 20 The Fairways, 192 High Road, Benfleet, Essex, SS75LB



## Lease

125 YEARS FROM 2005

## Ground Rent

£410 per annum. ( paid half yearly)

## Service Charge

£3608 per annum, paid half yearly which includes gardening, cleaning of communal areas and external windows, building insurance, water and sewage charges.

## Management Company Metta

## Council Tax

Band C, Castle point Council

## Brick Bin Store

With refuse bins for all recycling and household waste.

## Drying Area



With numerous washing lines

## Brick Mobility Scooter Storage

Located to the front of apartment block with power connected for charging.

## Communal Parking



There is ample parking however please note this is not allocated.

| 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 |  |                         |           |
|   |  | 72                      | 80        |
| <b>England &amp; Wales</b>                  |  | 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 |  |                         |           |
|   |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |





TOTAL APPROX. FLOOR AREA 571 SQ.FT. (53.0 SQ.M.)

THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. [www.epcsinessex.co.uk](http://www.epcsinessex.co.uk)  
 Made with Metropix ©2018

205 High Road, Benfleet, SS7 5HY | 01268 755555 | [sales@countrysideestates.co.uk](mailto:sales@countrysideestates.co.uk) | [www.countrysideestates.co.uk](http://www.countrysideestates.co.uk)



COUNTRYSIDE ESTATES (SALES) LTD | COMPANY No.: 11867260 (England)  
 REGISTERED ADDRESS: Matrix House 12-16 Lionel Road, Canvey Island, England, SS8 9DE | VAT No.: 332342143