



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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## Apartment 28 The Fairways, 192 High Road, Benfleet, SS7 5LB

**£230,000 Leasehold**

A Second Floor One Bedroom Retirement Apartment For Residents of 60 Years And Over. Located In This Excellent Location Close To Bus Stops And Shops. Communal Lounge, Lift To All Floors, Large Communal Gardens Adjoining The Golf Course, No Onward Chain And Viewing Highly Recommended.

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## Communal Hallway



Security door with intercom system, providing access to large carpeted communal hallway, with staircase and lift serving all floors.

## Own Hallway

Good size, coved and skimmed ceiling, electric wall mounted heater, two power points, telephone and entryphone, Large cupboard housing electric water heater, built in cloaks cupboard.

## Lounge/Diner 18'10 x 11 red 10 (5.74m x 3.35m red 3.05m)



A bright and spacious room having windows to three elevations, Electric wall mounted heater, coved and skimmed ceiling, power points.



## Kitchen 8'8 x 7'6 (2.64m x 2.29m)



Window to front, modern fitted base and wall cupboards, inset 1.5 Single drainer sink unit with mixer tap and cupboards under, Neff electric oven and ceramic hob, integrated fridge and freezer, Neff integrated washing machine, dimplex kick heater, fitted worktops with tiled splash-backs, coved and skimmed ceiling with inset lights.

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**Bedroom 15'10 plus wardrobes x 9 (4.83m plus wardrobes x 2.74m )**

**Residents Lounge**



Window to Front, double built in wardrobe, fitted dressing table under window with drawers beneath, electric wall mounted heater, coved and skimmed ceiling, power points.

A lovely room having french doors to the front, variety of furniture including chairs, settees , table and chairs, Kitchen area with range of fitted cupboards for all residents use and includes integrated fridge and dishwasher. We understand that numerous social events for the residents including coffee mornings, afternoon tea and fish and chip supper nights are organised on a regular basis, more information can be provided by the house manager.

**Shower Room 11'4 x 5'3 (3.45m x 1.60m)**



A very spacious room with window to flank, Double width fully tiled shower cubicle, vanity wash hand basin with mixer tap and cupboards under, close coupled wc with push button control, electric heater, coved and skimmed ceiling with inset lighting, extractor fan. Half tiled walls.

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## Guest Suite

This bedroom with en-suite facilities can be hired via the house manger for the residents guests/family for a nominal nightly charge.

## Communal Gardens



The gardens are very large and well maintained with a large part bordering the golf course, communal sitting areas with garden furniture provided in the summer months, Drying area with numerous washing lines. Bin store with recycling facilities. Brick external covered storage facility with power supply for mobility scooters.



## Communal Parking

Access via electric remote double gates, please note although there is ample parking no apartments come with an allocated parking space. Pedestrian entrance gate to front.

## Lease

125 years from 2005

## Ground Rent

£175 half yearly (£350 per annum)

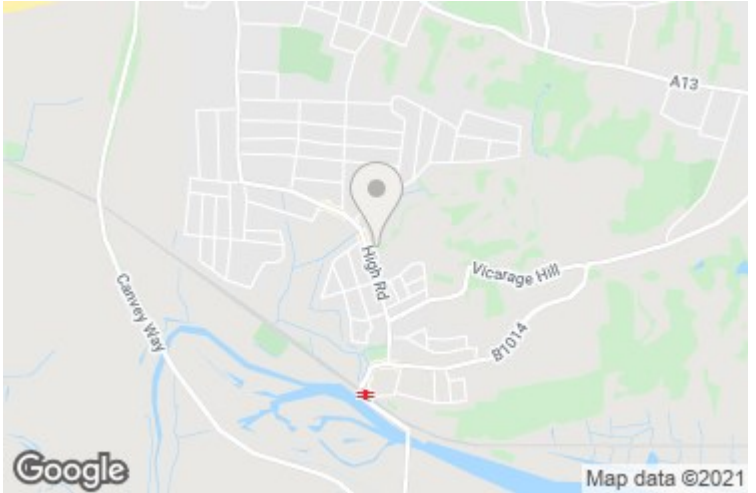
## Maintenance Charges

1st April - 30th September 2019 Half year charge £1,087. Maintenance includes buildings insurance, water and sewage charges, external window cleaning, Maintenance of all internal and external areas.

External photo's have been taken in Summer

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			
England & Wales		EU Directive 2002/91/EC	
		74	82

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	
		70	71





These particulars do not constitute any part of an offer or contract. Accordingly their accuracy is not guaranteed. Any prospective purchaser or lessee should satisfy themselves to the correctness of statements or information in these particulars.