



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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## Apartment 12, Abbie House 191-193 High Road, Benfleet, Essex, SS7 5HY

**£280,000 Leasehold**

NEW LUXURY ONE BEDROOM APARTMENT FOR THE OVER 55's. Built to a high specification all with a spacious balcony, luxury kitchen with integrated appliances and quartz worksurfaces, luxury shower room with walk in shower, carpets and floor coverings throughout. Roof top communal garden, communal lounge and guest suite. Set in landscaped gardens with gated private parking. Situated on Benfleet High Road with all the amenities close by, Benfleet station is also within a short walk.

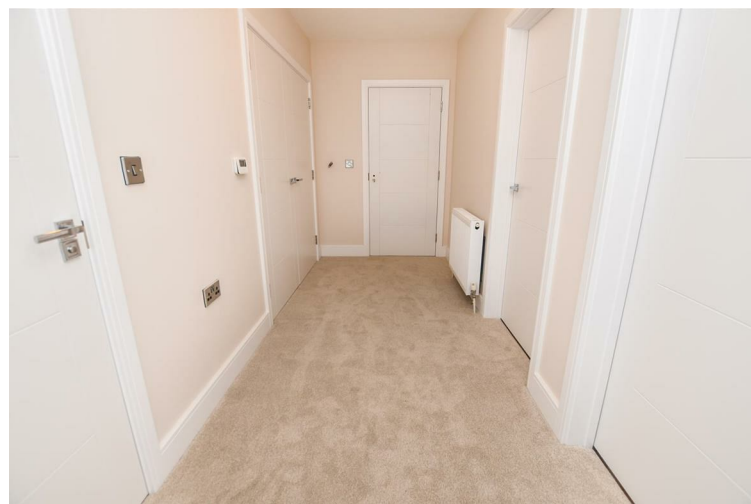
## Apartment 12, Abbie House 191-193 High Road, Benfleet, Essex, SS7 5HY

Abbie House positioned on Benfleet High Road comprises of 14 luxury apartments, each designed with retirement in mind. Spacious lounges with open plan kitchens provide excellent use of space and modern style living. All apartments benefit from a large private balcony or patio area. Set in landscaped gardens with gated private parking and a stunning roof garden with direct access off the communal lounge the ideal entertaining space to enjoy with friends, neighbours and guests.

Situated within the historical settlement of South Benfleet where the central area of the original village was designated as a conservation area in 1988. The town is north of Canvey Island and is served by Benfleet Railway station. The railway was brought to the town in 1855. The new Benfleet railway station connected the town with Southend-on-Sea and London Fenchurch Street station. The public houses and a range of restaurants located in the monument and St Mary's area of the town. Benfleet offers amenities including a range of shops, two chemists, optician's, doctor's surgeries, library, Benfleet recreation ground, Boyce Hill Golf Club and Benfleet Bowls Club all within 5 – 10 minutes walking distance.



### Entrance Hall



### Kitchen 11'3" x 7'9" (3.43m x 2.36m)



### Lounge 19'7" x 10'5" (5.97m x 3.18m)



French doors to front leading onto the balcony, wood laminate flooring, cupboard housing gas central heating combination boiler, radiator, brushed chrome power points and light switch, smooth plastered ceiling, open plan to:-

Fitted with a range of woodgrain effect base units and drawers, contrasting wall units with under cupboard lighting, Integrated Bosch appliances including, Electric oven/grill, induction hob with extractor fan over, microwave oven, fridge/freezer, dishwasher and washer/dryer. Corner cupboards have pull out carousel units for ease of access. pull out waste bins, Quartz work surfaces with undermounted stainless steel sink with mixer tap. Brushed chrome power points. wood laminate flooring, smooth plastered ceiling with inset lighting.

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## Shower Room 7'10" x 5'1" (2.39m x 1.55m)



White gloss vanity unit with inset wash hand basin and cupboard under. wall mounted mirror above wash hand basin. White gloss unit concealing cistern for close coupled W.C. spacious walk-in shower, all walls are fully tiled, chrome towel rail/radiator, extractor fan, non slip vinyl flooring, smooth finished ceiling with inset lighting.



## Bedroom One 15'5" x 8'6" (4.70m x 2.59m)



Window to front, radiator, carpet, brushed chrome power points and light switch, smooth plastered ceiling.

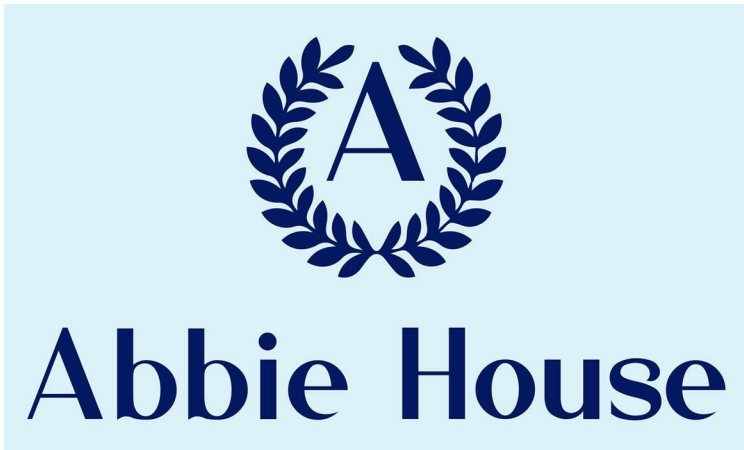


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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 85                      | 85        |
| (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 |           |



## Private Balcony

Accessed via French doors from the lounge a spacious private balcony.

## Communal Lounge & Roof Garden

On the 3rd floor, accessed by the lift and stairs, Abbie House has created a large oasis to share with your friends, neighbours, and guests. A fully fitted kitchen within the communal lounge ideal for your morning coffee or a refreshing beverage whilst enjoying the private roof garden.

## Guest Suite

There is also a guest suite which can accommodate up to two people, should your family or friends wish to stay overnight, complete with en-suite shower room and walk-in closet.

## Lease Information

Lease Term 199 Years  
Service Charge £2880.00 Per Annum  
Ground Rent Not Applicable

Agents Note - in accordance with the Estate Agency Act 1979, Section 21, we confirm that the interested vendor of the property is a relative of the Director of Countryside Estates



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.