



# 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)



Abbie House



**Apartment 6, Abbie House 191-193 High Road, Benfleet, Essex, SS7 5HY**

**£270,000 Leasehold**

LUXURY NEW APARTMENTS FOR THE OVER 55's. Built to a high specification all with either balconies or patio's, luxury kitchens with good quality appliances and Quartz work surfaces, luxury shower rooms with walk in showers, 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.

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**Entrance Hall**



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



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



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## 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.

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

Photos used in this listing were taken from our show apartment and not the listed apartment.

## Bedroom One 15'1" x 8'7" (4.60m x 2.62m)



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	

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	



## Shower Room 7'10" x 5'3" (2.39m x 1.60m)



## 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.



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.