



COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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7 Brook Lodge, Brook Road, Benfleet, Essex, SS7 5JB

Guide Price £300,000 Leasehold

GUIDE PRICE £300,000 - £325,000. JUST LIKE A BUNGALOW, Two double bedroom property which forms part of the Brook Lodge development for people aged 55 years and over, having own entrance door, plus French doors from the lounge leading onto enclosed communal garden area with washing lines provided.

The property is in immaculate condition throughout, offering a 17ft Lounge/Diner overlooking the communal garden, Luxury fully fitted kitchen with all Neff integrated appliances and two double bedrooms plus spacious luxury shower room, furthermore the apartment is fully double glazed, has gas radiator heating, alarm and video entry system.

Brook lodge was built-in 2016 to an exceptional high standard and features a superb rooftop garden, parking space for one vehicle and both ground and first floor residents lounges and is located within minutes walk of both shops in the high road, bus services and park.

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Hallway



Own UPVC door leading to entrance hall, video entry phone system, two power points, digital central heating thermostat, smoke alarm, double built in storage cupboard with electric meter and light, radiator, fitted carpet.

Lounge 17'5 x 11 red 9'6 (5.31m x 3.35m red 2.90m)



A lovely bright and spacious room with French doors with full height side windows and fitted blinds leading onto communal garden area, however having own patio area adjoining the doors, two radiators, wall mounted power point for TV, BT point, satellite TV and FM/DAB point, eight power points, inset ceiling lights, Oak style flooring, open access to kitchen :-

Luxury Kitchen 9 x 5'8 (2.74m x 1.73m)



Attractive range of contrasting two coloured style units, granite worktops with splashbacks and Franke inset sink with mixer tap and cupboard beneath, Integrated Neff appliances comprising of Electric oven, ceramic induction hob with extractor hood, above, washer/dryer, fridge and freezer and microwave, inset ceiling lights, oak style flooring. Window to flank with fitted blind.

Bedroom One 14 x 9'5 (4.27m x 2.87m)



Window to rear with fitted blind, eight power points, Satellite TV and FM/DAB point. Fitted carpet, radiator .

Bedroom Two 14 x 7'9 (4.27m x 2.36m)



Window to rear with fitted blind, radiator, six power points, Satellite TV and FM/DAB point, loft access, fitted carpet.

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Luxury Shower Room 8' x 5'7 (2.44m x 1.70m)

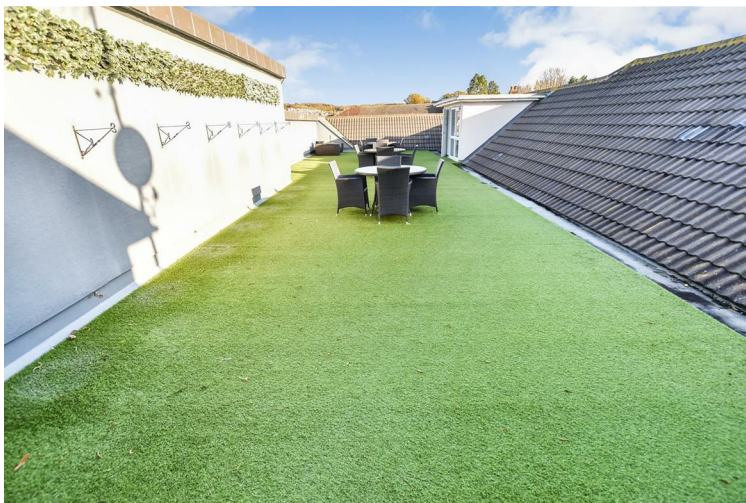


Window to front, radiator, inset ceiling lights and automatic extractor fan, chrome towel radiator, close coupled wc with concealed cistern and push button control, matching vanity wash hand basin with mixer tap and cupboards under, walk in double width fully tiled shower cubicle with full height glass screen, wall mounted taps, lino flooring, fitted mirror with lighting.

Externally

There are two bin storage facilities, communal low maintenance gardens, parking facility for one vehicle.

Rooftop Garden



Accessed via lift and staircase, superb suntrap area with garden furniture provided in the summer months. extensive astroturfed area, lighting.



First Floor Residents Lounge



French doors leading to rooftop garden, fitted kitchen area with quality range of units fridge and integrated dishwasher, access to cloakroom/wc.

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Ground Floor Residents lounge



French doors leading to front and door leading to communal garden area, range of furniture and fitted kitchen area with fridge and dishwasher.

Guest Suite



A double room with En - Suite shower room . Owners are able to book this at a current charge of £20 per night, with the house manger for family/friends who wish to visit and stay.

Lease

125 YEARS FROM 2016

Ground Rent

£300 PER ANNUM

House Manager

Monday to Friday 9 - 11am.

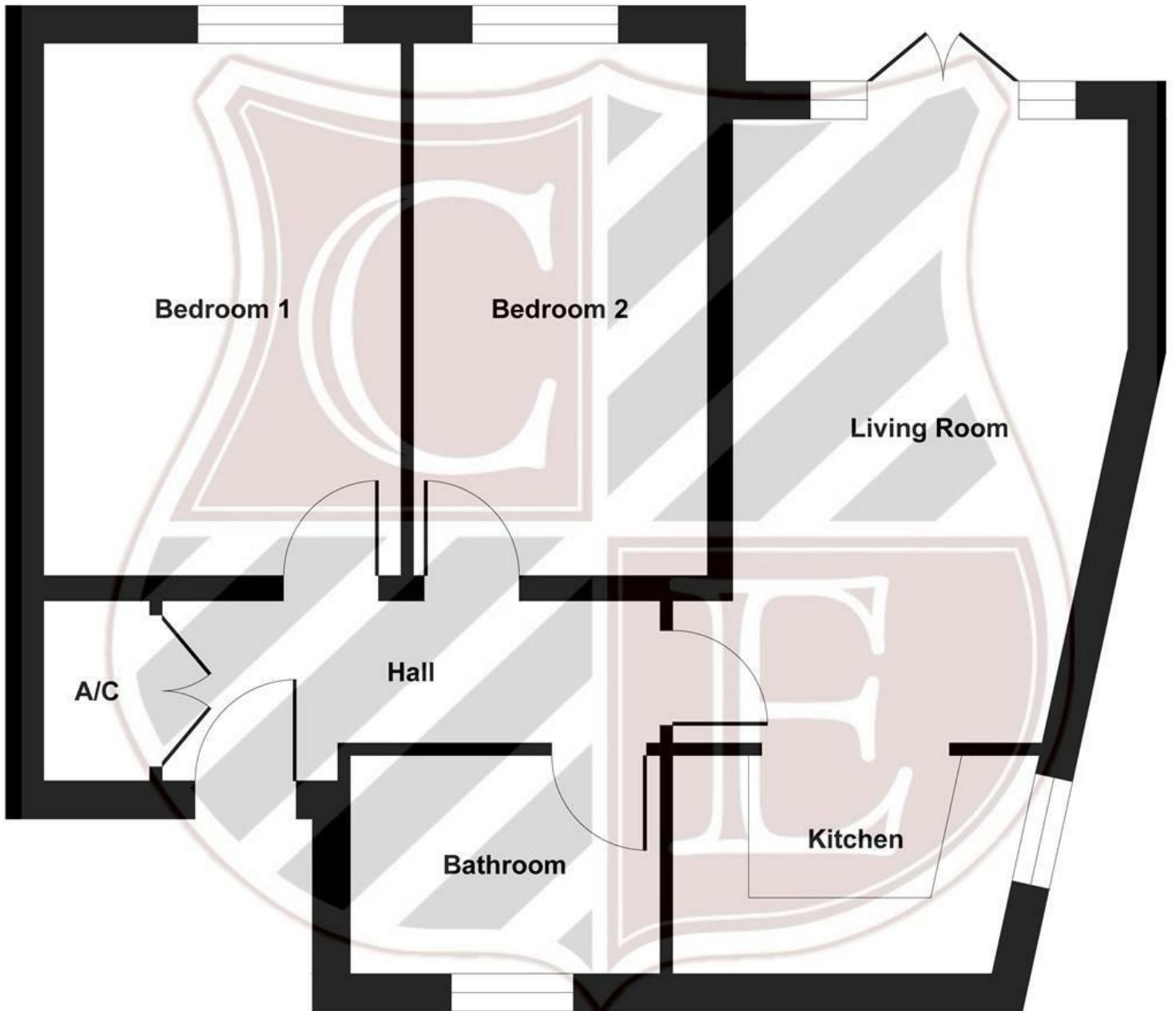
Maintenance Charges

£1124.36 Per Half Year.

Council Tax Band C

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		80	80
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



Floor Plan

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

Produced by Elements Property



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