COUNTRYSIDE
ESTATES

Apartment 4, Abbie House 191-193 High Road, Benfleet, Essex, SS7 5HY

£340,000 Leasehold

LUXURY NEW FIRST FLOOR APARTMENT FOR THE OVER 55's. Built to a high specification with a spacious balcony to the rear, luxury kitchen with Bosch appliances and Quartz work surfaces, luxury shower room with walk in shower, carpets and floor coverings throughout. Roof top communal garden, communal lounge and guest suite. Gated secure parking. Situated on Benfleet High Road with all the amenities close by, Benfleet station is also within a short walk.

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Communal Entrance Loby

Security frosted glass door leading to entrance lobby, carpet, access to lift for all floors, sensor lighting, personal entrance door to Apartment One. Door to inner hallway with access to Apartment Two and the car park, stairs to the first and second floor.

Entrance Hall

T shaped entrance hall, video and audio entry phone system, double storage cupboard with light, double power point and consumer unit, double power power and consumer unit, radiator, double chrome power point, carpet, smooth plastered ceiling, doors to:-

Lounge 19'9" x 10'10" (6.02m x 3.30m)

French doors to rear leading onto a spacious balcony, wood laminate flooring, 2 radiators, chrome power points and light switch, smooth plastered ceiling, open plan to:-

Kitchen 10'10" x 7'10" (3.30m x 2.39m)

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 Quartz splashback and extractor fan above. microwave oven, fridge/freezer, dishwasher and washer/dryer. Corner cupboards have pull out carousel units for ease of access. 2 pull out waste bins, Quartz work surfaces with matching upstands,

undermounted stainless steel sink with mixer tap. Chrome power points. wood laminate flooring, smooth plastered ceiling with inset lighting.

Bedroom One 17'3" x 8'8" (5.26m x 2.64m)

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

Bedroom Two 16'9" x 6'11" (5.11m x 2.11m)

Window to rear, tall cupboard housing gas central heating combination boiler and shelving, radiator, carpet, chrome power points and light switch, smooth plastered ceiling.

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, fully tiled walls, chrome heated towel rail/radiator, extractor fan, non slip vinyl flooring, smooth plastered ceiling with inset lighting.

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Spacious Balcony

Large L-shaped balcony with composite decking and tinted glass balustrade

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.

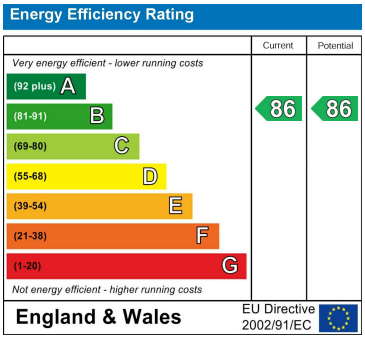
Guest Suite
There is also a guest suite which can accommodate up to two people, should your family or friends wish to stay overnight, complete with en-suite shower room and walk-in closet.

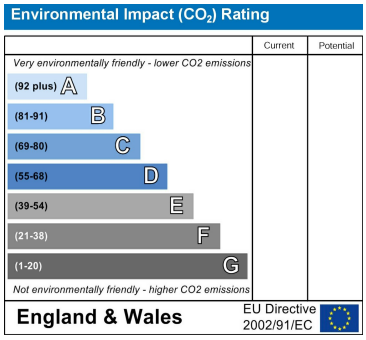
Ground Floor External Communal Area
Walled garden with washing line facilities and external lighting.

Under croft mobility scooter parking with power points.

Private gated communal car park with 14 spaces.

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





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