

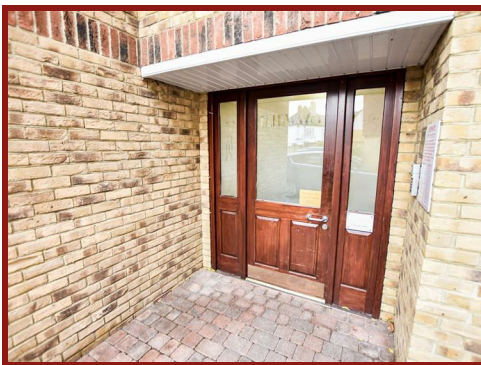


COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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

Guide Price £200,000 Leasehold

GUIDE PRICE £200,000 - £220,000 A SECOND FLOOR ONE BEDROOM RETIREMENT APARTMENT BEING OFFERED WITH NO-ONWARD CHAIN. Located within a few minutes of the shopping facilities and bus services in the High Road. A well-maintained development for residents 60 years plus, with communal Lounge, gardens, guest suite and lift all floors. Set behind electric gates leading to communal parking area. The apartment has a spacious entrance hall, good size Lounge/Diner and Bedroom with fitted wardrobes plus spacious shower room/W.C. This apartment also benefits from a Careline facility.

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Communal Entrance Door



Security door with intercom system leading to:-

Communal Entrance Hall



Access to large carpeted communal hallway, with staircase and lift serving all floors, cloakroom/W.C for residents use.



Personal Entrance Hall



Spacious L-shaped hallway with coved and skimmed finished ceiling, electric wall mounted heater, two power points, telephone and entry phone, Large cupboard housing electric water heater (water heater renewed last year), plus built in cloaks/storage 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.



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Kitchen 8'8 x 7'6



Window to front, fitted with a range of cream base and wall units, worksurfaces with tiled splash back, inset 1.5 bowl sink and drainer with mixer tap, inset ceramic hob with pull out extractor fan above. Integrated Neff electric oven/grill, Neff integrated fridge and freezer, Neff integrated washing machine, Dimplex kick heater. Coved and skimmed ceiling with inset lighting.



Bedroom 15'10 x 9' (4.83m x 2.74m)



Window to side, double built in wardrobe with hanging rail and shelves, fitted dressing table under the window with chest of drawers to either side, wall mounted electric heater, coved and skimmed ceiling, power points.



Shower Room/W.C. 11'4 x 5'3 (3.45m x 1.60m)



A spacious room with window to side. Double width fully tiled shower cubicle with hand rail and seat, vanity unit with inset wash hand basin with mixer tap and drawers and cupboards, dual flush close coupled W.C., wall mounted electric heater, coved and skimmed ceiling with inset lighting, extractor fan. Half tiled walls.



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Residents Lounge



A lovely room having French doors to the front, a variety of furniture including chairs, settees, table and chairs, Kitchen area with range of fitted cupboards for all residents use which 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 for residents who would like to attend, more information can be provided by the house manager.

Communal Gardens



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



Guest Suite



Located on the first floor, a bedroom with en-suite facilities which can be hired via the house manger for the residents guests/family for a nominal nightly charge.

Communal Parking



Access via electric double gates, please note although there is ample parking spaces but the spaces are not allocated to individual apartments as not all residents drive. Pedestrian entrance gate to front.

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Bin Storage



Brick built gated bin store with recycling facilities.

Lease

125 years from 2005

Ground Rent

Vendor advised £175 half yearly (£350 per annum)

Maintenance Charges

Vendor advised half year charge £1,087. Maintenance includes buildings insurance ,water and sewage charges, external window cleaning ,Maintenance of all internal and external areas.

Council Tax

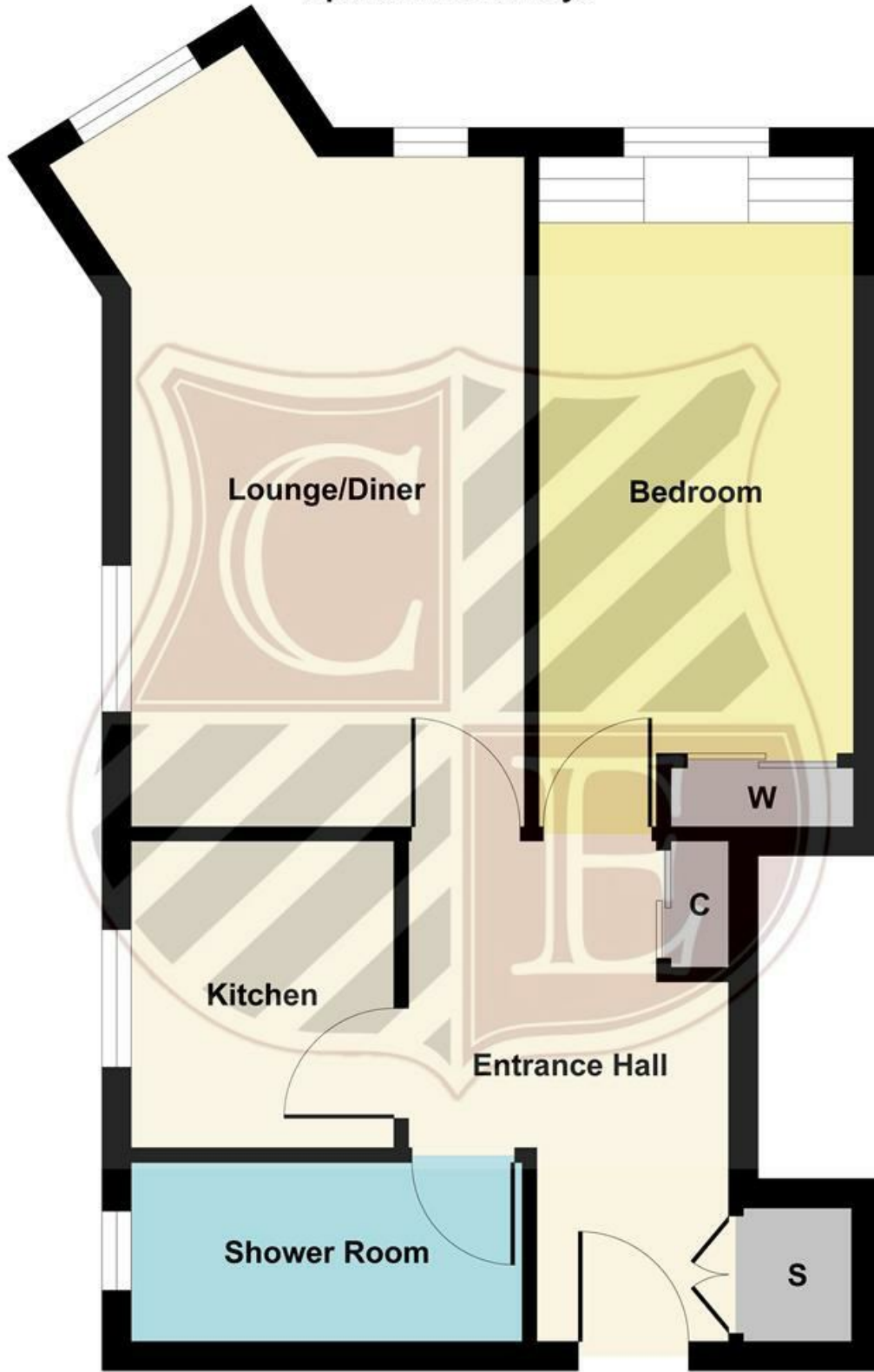
Band B £1,531.19 per year

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		
	73	82
England & Wales	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	



Apt 28 The Fairways



Floor Plan

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

Produced by Elements Property



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