

COUNTRYSIDE

ESTATES



Apartment 20 The Fairways, 192 High Road, Benfleet, Essex, SS75LB

£225,000 Leasehold

A SECOND FLOOR RETIREMENT APARTMENT. Available to residents of 60 years and over, located in this sought after development just minutes walk of shops and bus services.

The Fairways is set back from the road with gardens flanking onto Boyce Hill Golf Course, and is approached via electric remote controlled gates for added security.

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Communal Hallway



A lovely entrance hall with stairs and lift to all floors, access to communal lounge and house managers office located in lobby.



Own entrance hall

Spacious L shaped hallway, coved and skimmed ceiling, built in broom cupboard and double cupboard housing electric water tank, electric heater, power points.

Lounge 16'3 x 9'5 (4.95m x 2.87m)



Two windows to front, coved and skimmed ceiling, electric heater, double doors to kitchen.



Kitchen 7'6 x 7 (2.29m x 2.13m)



Fitted with range of cream shaker style base and wall cupboards, integrated AEG washer/drier, ceramic hob and electric oven, fridge/freezer, extractor hood, tiled splashbacks, fitted worktops, coved and skimmed ceiling with inset lights.

Bedroom One 16'10 x 8'9 red 6'6 (5.13m x 2.67m red 1.98m)



Window to front, electric heater, double built in wardrobe, coved and skimmed ceiling.

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Communal Lounge/Kitchen



Bedroom Two 12'10 red 10'4 x 8'6 (3.91m red 3.15m x 2.59m)



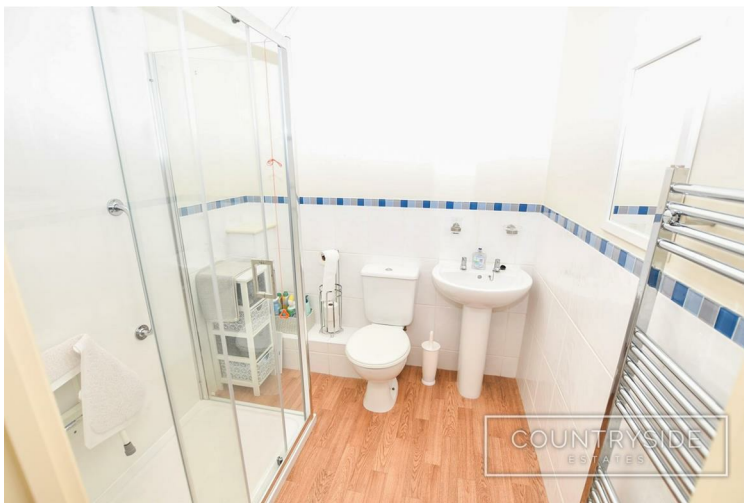
A lovely sized room with ample furniture and dining table ideal for functions (which can be arranged with house manager) French doors to front, kitchen fitted with ample units and fridge.



Currently used as a dining room, window to front, electric heater, coved and skimmed ceiling.



Shower Room



A spacious room with double width shower cubicle, close coupled wc, pedestal wash hand basin, line flooring, half tiled walls except shower which has panelling, chrome towel radiator, inset ceiling lights, extractor fan, coved and skimmed ceiling.

Guest Suite

This can be booked for owners friends/family with the house manager at a nominal charge.

Communal Gardens



Beautiful large landscaped gardens with tables and chairs for the residents use, patio and lawned areas with one side flanking the golf course.

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Brick Bin Store
With refuse bins for all recycling and household waste.

Drying Area



With numerous washing lines

Brick Mobility Scooter Storage
Located to the front of apartment block with power connected for charging.

Communal Parking



There is ample parking however please note this is not allocated.

Lease
125 YEARS FROM 2005

Ground Rent
£410 per annum. (paid half yearly)

Service Charge
£3608 per annum, paid half yearly which includes gardening, cleaning of communal areas and external windows, building insurance, water and sewage charges.

Management Company Metta

Council Tax
Band C, Castle point Council

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 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	





TOTAL APPROX. FLOOR AREA 571 SQ.FT. (53.0 SQ.M.)

THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. www.epcsinessex.co.uk
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