

# COUNTRYSIDE

ESTATES



## Flat 1 Grovewood Court, 165 Kiln Road, Thundersley, Benfleet, SS7 1SJ

### £230,000 Leasehold

Being sold with a 60% share is this very spacious one bedroom ground floor apartment with own entrance door, allocated parking and communal gardens and bike store.

Located within close proximity of Hadleigh town Center and adjoining woodland this lovely apartment has been well maintained throughout and would make an ideal first time purchase with option to purchase a larger share in the future.

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## Entrance Hall

Own UPVC door leading to spacious entrance hall, radiator, wood laminate flooring, skimmed ceiling, smoke alarm, built in storage/cloaks cupboard with automatic light, Digital central heating thermostat.

## Lounge 15'0" x 11'0" (4.57m x 3.35m)



Window to front, radiator, skimmed ceiling, wood laminate flooring, skimmed ceiling.

## Kitchen 13'0" x 6'5" (3.96m x 1.96m)



Open access from lounge, window to flank, fitted with range of base and wall cupboards, fitted worktops, wall mounted gas combi boiler ( recently serviced), gas hob with extractor above and electric oven under, space and plumbing for washing machine, slimline dishwasher and space for tumble drier, tiled to work surface areas.

## Bedroom 14'0" x 8'10" (4.27m x 2.69m)



Window to front, radiator, skimmed ceiling.

## Bathroom



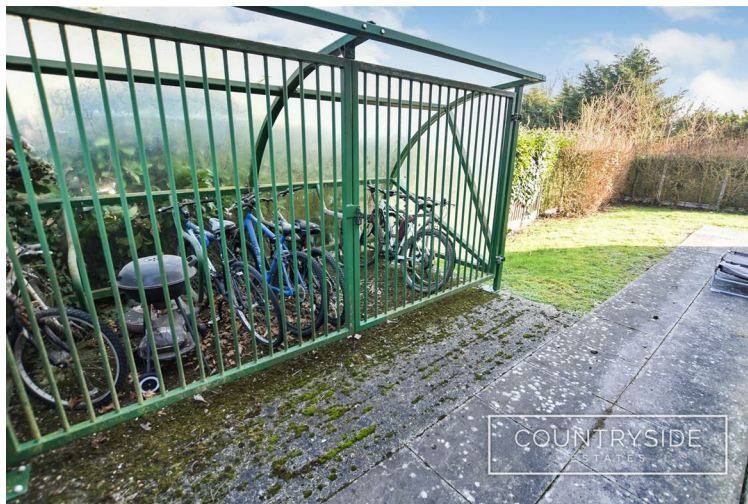
Modern white suite comprising of paneled bath with handgrips, overhead shower and handheld shower attachment, vanity wash hand basin with mixer tap and drawers under, skimmed ceiling with extractor fan, fully tiled to bath and sanitary area, chrome towel radiator.

## External



Allocated parking space directly in front of flat plus visitor parking area. Communal garden accessed via secure gate, lawned area and secure bike store, to the front of the apartments is a brick built storage for communal bins.

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Lease 99 years from 2009, vendor is selling 60% share of the apartment with the remainder 40% rented via Moat housing at £185.18 pm. Service charge is £171.02 pm.

## Council Tax

Band B

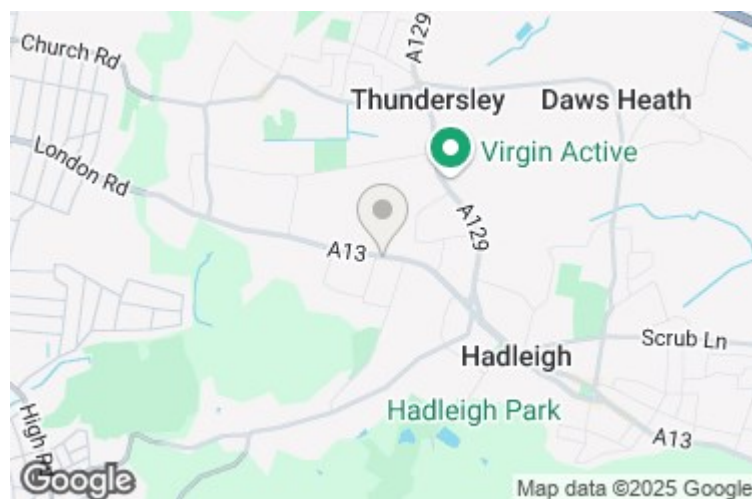
## Service Charge £137.55 PM

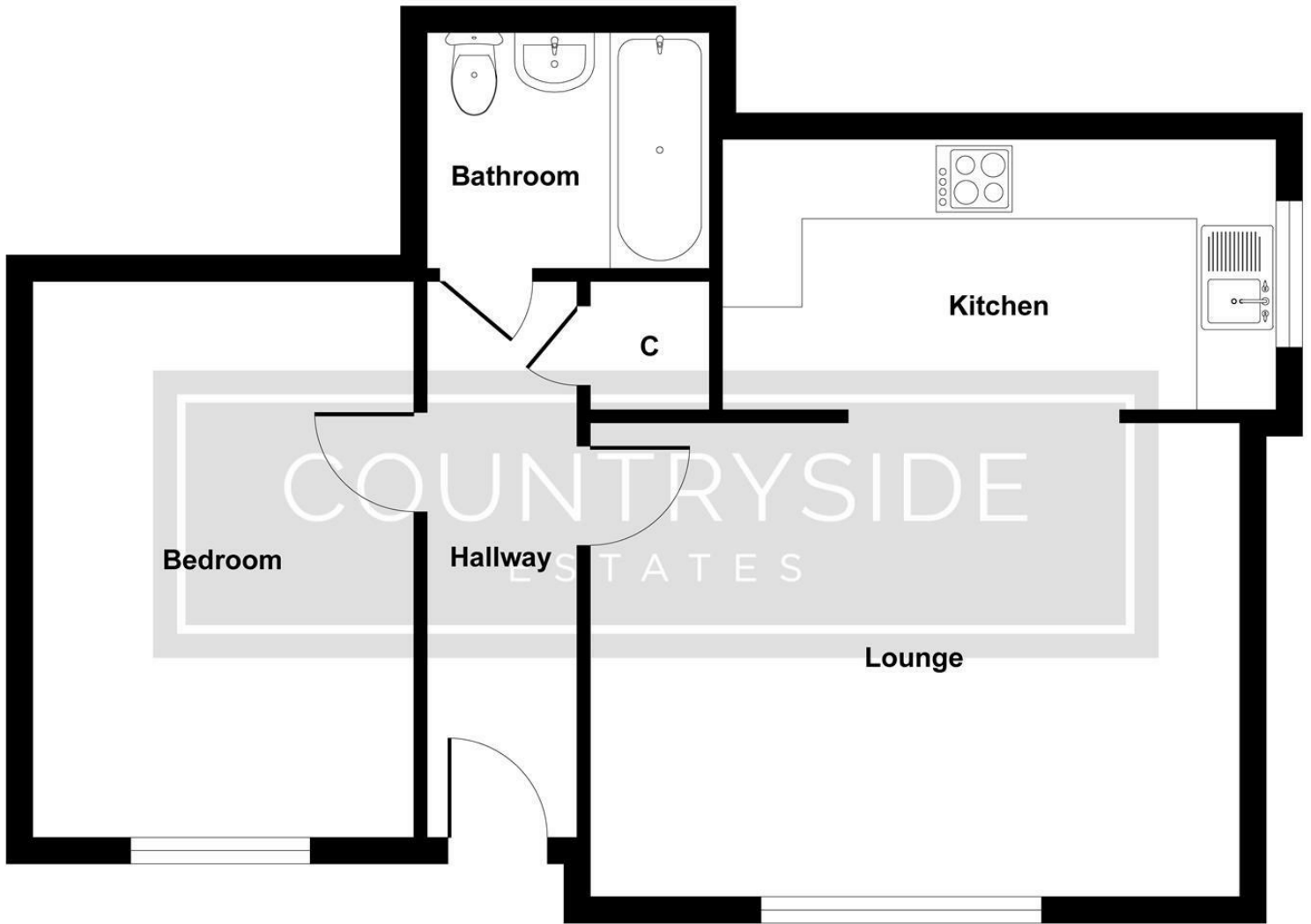
Includes building insurance

## Rent of 40% £218.65 pm

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	79	79
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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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