COUNTRYSIDE
ESTATES









Flat 12 The Fairways, 192 High Road, Benfleet, SS7 5LB

£225,000 Leasehold

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

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

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Communal Entrance Hall



Door leading to large reception hall with staircase and lift to all floors, located on the ground floor is the communal lounge and house managers office.

Entrance Hall 10'5 x 7'3 (3.18m x 2.21m)
Door leading to spacious hall, telephone entry for external door, electric wall mounted heater, built in cupboard with pressurised hot water tank and shelving, broom cupboard, coved and skimmed ceiling.

Lounge 15'7 max x 12 (4.75m max x 3.66m)



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

Kitchen 11'9 x 6 (3.58m x 1.83m)



Window to rear, fitted to three walls with range of base and wall cupboards, fitted worktops with inset one and a half bowl stainless steel sink unit with cupboards under, electric oven, ceramic hob, integrated dishwasher and washing machine, fridge and freezer, coved and skimmed ceiling, tiled splash backs to working areas, inset ceiling lights, lino flooring.

Bedroom One 10 x 9'5 plus wardrobes (3.05m x 2.87m plus wardrobes)



Window to rear, coved and skimmed ceiling, two double built in wardrobes, matching dressing table and bedside cabinet, electric wall heater.



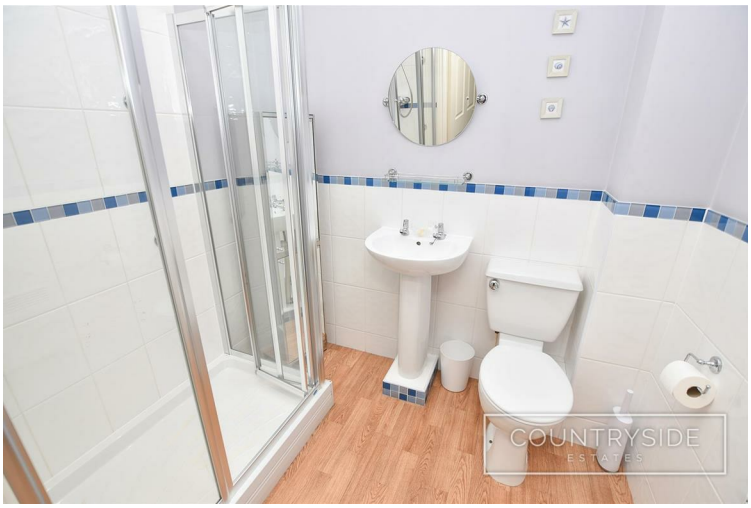
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Bedroom Two 12'10 x 7'6 plus recess (3.91m x 2.29m plus recess)



Window to rear, coved and skimmed ceiling, electric wall heater.

Shower Room 7'5 x 5'8 (2.26m x 1.73m)



Modern white suite comprising of double width fully tiled shower cubicle, pedestal wash hand basin, close coupled wc, half tiled walls, coved and skimmed ceiling with inset lights and extractor fan, electric heater.

Communal Lounge/Kitchen



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



Guest Suite
This can be booked for friends or relatives with the house manager at a nominal nightly charge.

Communal Gardens



Beautiful large landscaped grounds which flank the golf course, numerous tables and chairs.



Brick Bin Store
With refuse bins for all recycling.

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Drying Area



With numerous washing lines.

Communal Parking



Ample parking spaces (not allocated)

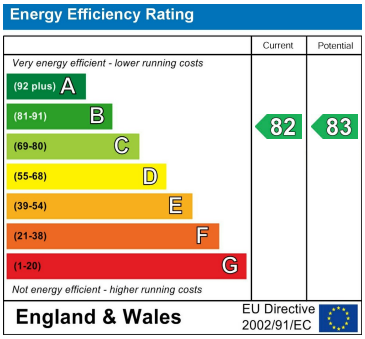
Brick Mobility Scooter Storage
Located to the front of apartment block with power connected for charging.

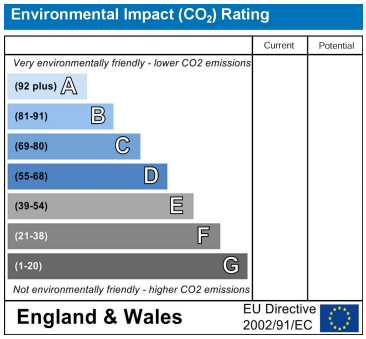
Lease
125 years from 2005

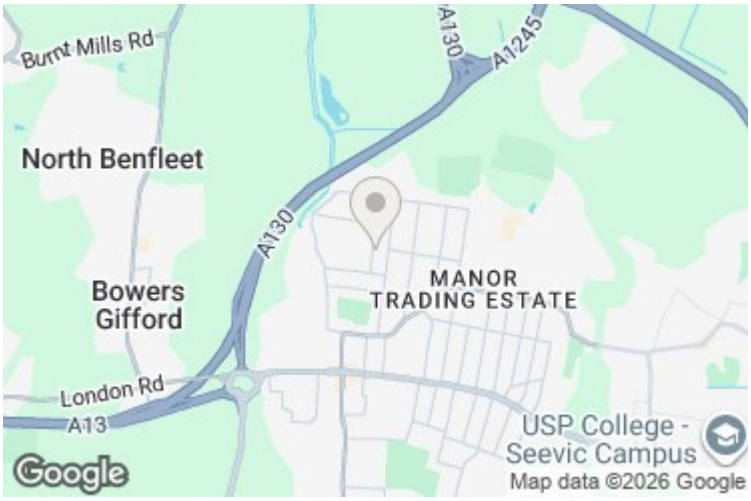
Ground Rent
£410 per annum paid half yearly

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

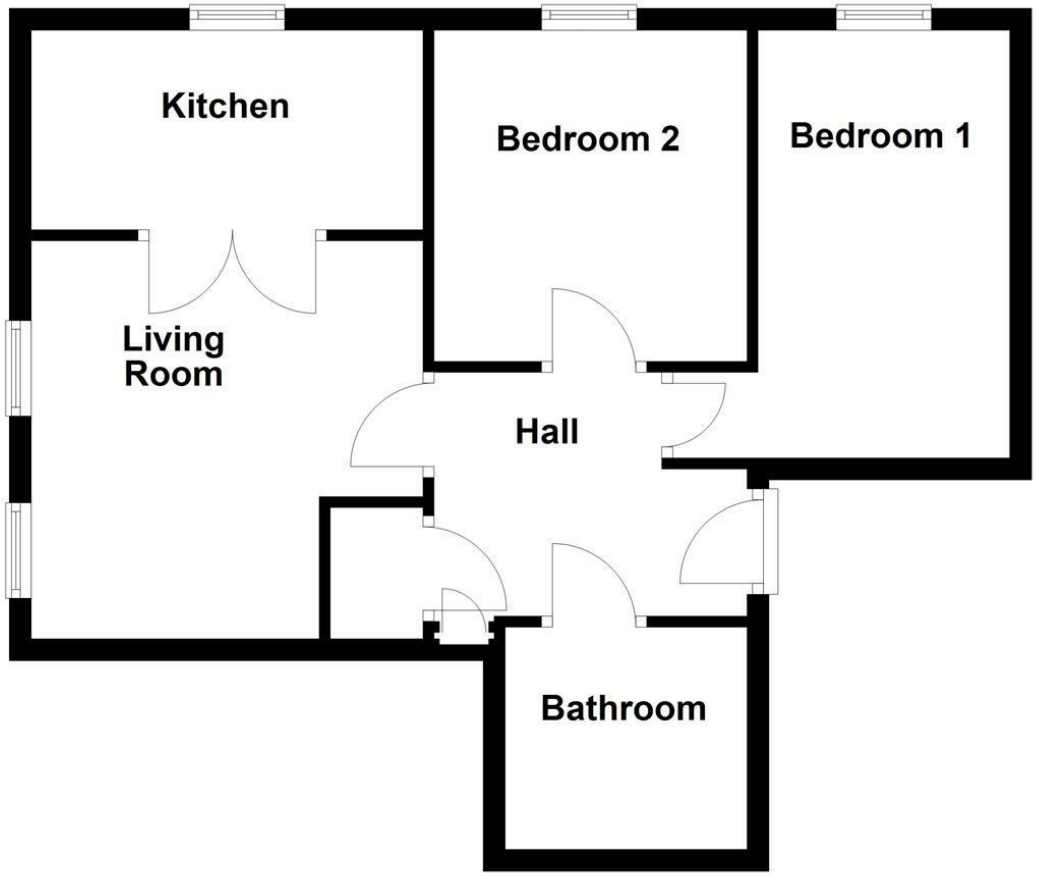
Council Tax
Band C, Castle point council.







Ground Floor



Total area: approx. 52.0 sq. metres (560.0 sq. feet)

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