



STUART THOMAS
ESTATES



- GROUND FLOOR FLAT
- FRENCH DOOR TO GARDEN
- THUNDERSLEY VILLAGE LOCATION
- CLOSE TO LOCAL SHOPS AND CAFE'S

Flat 4 Willow Lodge, Hart Road, Benfleet, SS7 3PQ

Guide Price £185,000

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New to the market is this lovely, freshly decorated with new carpets throughout GROUND FLOOR RETIREMENT FLAT with a French door leading to beautiful communal gardens for the OVER 60'S WITH LIFT ACCESS. NO ONWARD CHAIN. Located in the CENTRE OF THUNDERSLEY VILLAGE with DOCTORS CHEMIST SHOPS, CAFE'S and EASY ACCESS TO BUS ROUTES. There is 24 HOUR CARELINE ASSISTANCE.



Property Description

ENTRANCE HALL

Entrance door with a spyhole leads to the spacious entrance hall. Electric radiator. Cupboard housing the hot water cylinder. Ceiling mounted care line pull cord. Large storage cupboard.

LOUNGE

This good size room. Smooth ceiling. Coving. Electric heater. French door leading to communal garden.

KITCHEN

Well fitted with a range of units at eye and base level with work surfaces over. One and a half bowl single drainer stainless steel sink unit with a mixer tap over. Washing machine. Ceramic hob with an extractor cooker hood over and a built under oven. Fridge freezer. Double glazed window to the rear, over looking gardens. Tiled flooring. Smooth ceiling. Coving and skirting.

BEDROOM ONE

This good size bedroom has a double glazed window to the side. Electric heater. Carpet. Coving and skirting. Smooth ceiling.

BEDROOM TWO

Bedroom two has a double glazed window to the side. Electric heater. Coving and skirting. Smooth ceiling.

SHOWER ROOM

With a 3 piece white suite comprising a low level wc, pedestal wash basin with and a large walk in shower with hand rail. Extractor fan. Security pull cord. Part tiled walls with the





shower area being fully tiled. Vinyl Floor. Smooth ceiling. Ceiling mounted care line pull cord. Electric heater

COMMUNAL GARDENS

Beautiful gardens to the rear of the property to be enjoyed by the residents.

OFF STREET PARKING

On a first come first served basis. NB There is a free public car park very close to the property.

COMMUNAL LOUNGE AND CONSERVATORY

A large social area and kitchen to be enjoyed by the residents.

GUEST SUITE

Ideal for visiting guests for a nominal charge.

AGENTS NOTE

Tenure Leasehold approx 103 years remaining

Castle Point Borough Council

Council Tax Band B

Service Charge £4960 per annum

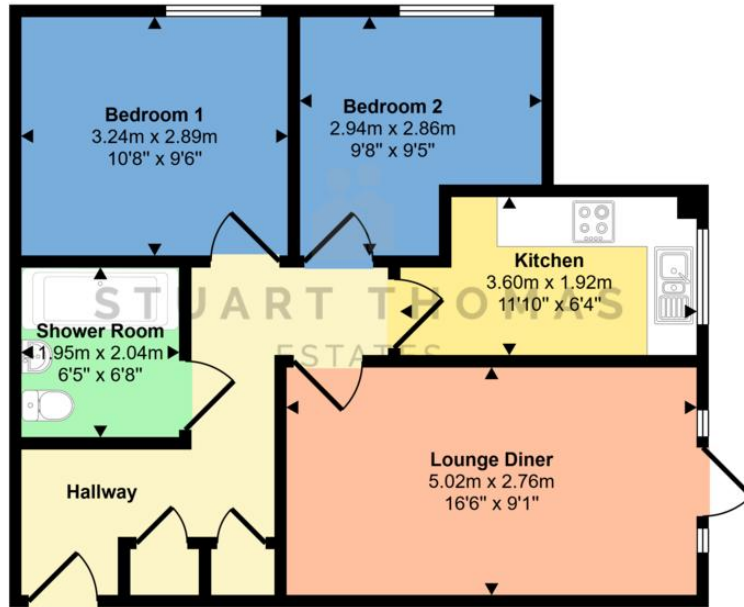
Ground Rent £950 per annum

The next review date for the ground rent will be in 2044 (every 21 years)

NB The lease states there is a 2% charge of the sale price to revert to the freeholder upon completion.



Approx Gross Internal Area
54 sq m / 576 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

294 Kiln Road, Benfleet, Essex,
SS7 1QT

stestates.co.uk
01702 558110
info@stestates.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements