



- THUNDERSLEY VILLAGE LOCATION
- LIFT ACCESS TO ALL FLOORS
- GOOD SIZE ACCOMMODATION
- WELL FITTED KITCHEN WITH APPLIANCES

14 Willow Lodge, Hart Road, Benfleet, SS7 3PQ

£155,000

Come and view this GOOD SIZE FIRST FLOOR RETIREMENT FLAT for the OVER 60'S WITH LIFT ACCESS offered for sale with 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

GENERAL

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ENTRANCE HALL

Entrance door with a spyhole leads to the spacious entrance hall. Electric radiator. Cupboard housing the hot water cylinder.

LOUNGE

This good size room has a double glazed window to the rear. Coving. Electric heater.

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. Space and plumbing for a washing machine. Ceramic hob with an extractor cooker hood over and a built under oven. Integrated fridge and freezer. Double glazed window to the side. Wood effect flooring.

BEDROOM

This good size bedroom has a double glazed window to the rear. Electric heater. Coving.

SHOWER ROOM

With a 3 piece white suite comprising a low level wc, vanity wash basin with a cupboard under and a mixer tap and a large walk in shower. Extractor fan. Security pull cord. Tiled





floor. Half tiled walls with the shower area being fully tiled.

COMMUNAL GARDENS

Neat gardens to the rear 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

To be enjoyed by the residents.

GUEST SUITE

Ideal for visiting guests for a nominal charge.

AGENTS NOTE

Tenure Leasehold 125 years from 1st April 2002

Castle Point Borough Council

Council Tax Band B

Service Charge £1938.67 every 6 months

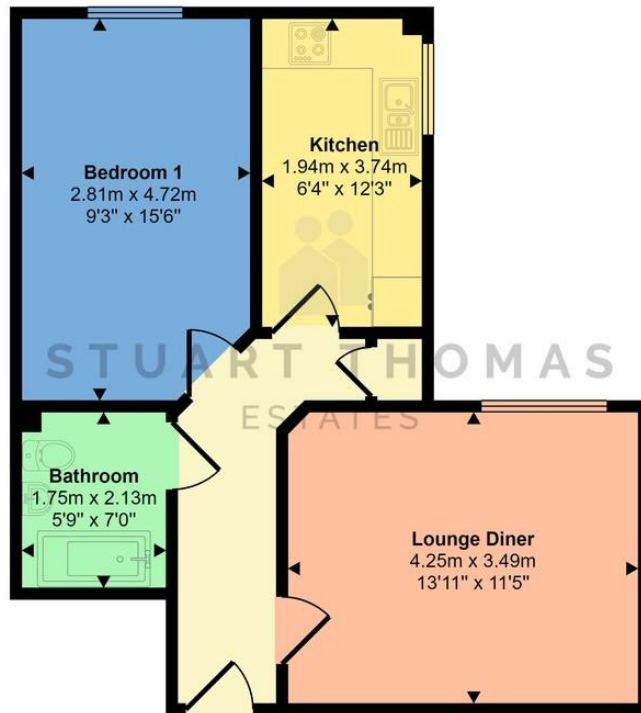
Ground Rent £422.55 every 6 months

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
47 sq m / 509 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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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