



STUART THOMAS  
ESTATES



- IMMACULATE GROUND FLOOR FLAT
- COMMUNAL LOUNGE WITH KITCHEN AND DECKING AREA
- TWO ROOF TERRACES
- ▲ GUEST SUITE AVAILABLE

### Flat 3, Aston Place, Hart Road, Thundersley, Essex, SS7 3PY

Guide Price £205,000

An IMMACULATE 2 BEDROOM GROUND FLOOR RETIREMENT flat in Thundersley. The property has a lounge with french doors, modern fitted kitchen, wet room, security entrance system and 24 hour careline. There is also a communal lounge, decked area and 2 roof terraces. No onward chain. Pets welcome.



## Property Description

### ENTRANCE HALL

Entrance door with spyhole leads to the entrance hall.  
Security entryphone. Electric heater.

### LOUNGE

16' 4 plus door recess" x 10' 8" (4.98m x 3.25m) Double glazed french doors lead to the external decked area. Electric heater. Door leads to the:-

### KITCHEN

9' 6" x 9' 1" (2.9m x 2.77m) Fitted with a units at eye and base level with ample work surfaces over. One and a half bowl single drainer sink unit with a mixer tap over. Space and plumbing for a washing machine. Integrated fridge and freezer. Ceramic hob with an extractor cooker hood over. Built in oven. Wood effect flooring. Electric plinth fan heater.

### BEDROOM ONE

14' 6" x 9' 1" (4.42m x 2.77m) Double glazed window to the front. Electric heater.

### BEDROOM TWO

11' 7 max" x 9' 10" (3.53m x 3m) Double glazed window. Electric heater.

### WET ROOM

With a low level wc pedestal wash hand basin and electric shower. Extractor fan. Half tiled to visible walls. Electric heater.

### PARKING

Communal parking via private car park.

### ROOF TERRACE





Two roof terraces access via a lift.

#### COMMUNAL GARDENS

Communal gardens with decked area and seating.

#### COMMUNAL LOUNGE

With a kitchen area and external decking area.

#### GUEST SUITE

Available for hire on a daily basis.

#### TENURE

Leasehold

125 year lease from June 2007

Ground rent per annum

£450 - 1st 25 years of the term.

£900 - 2nd 25 years of the term.

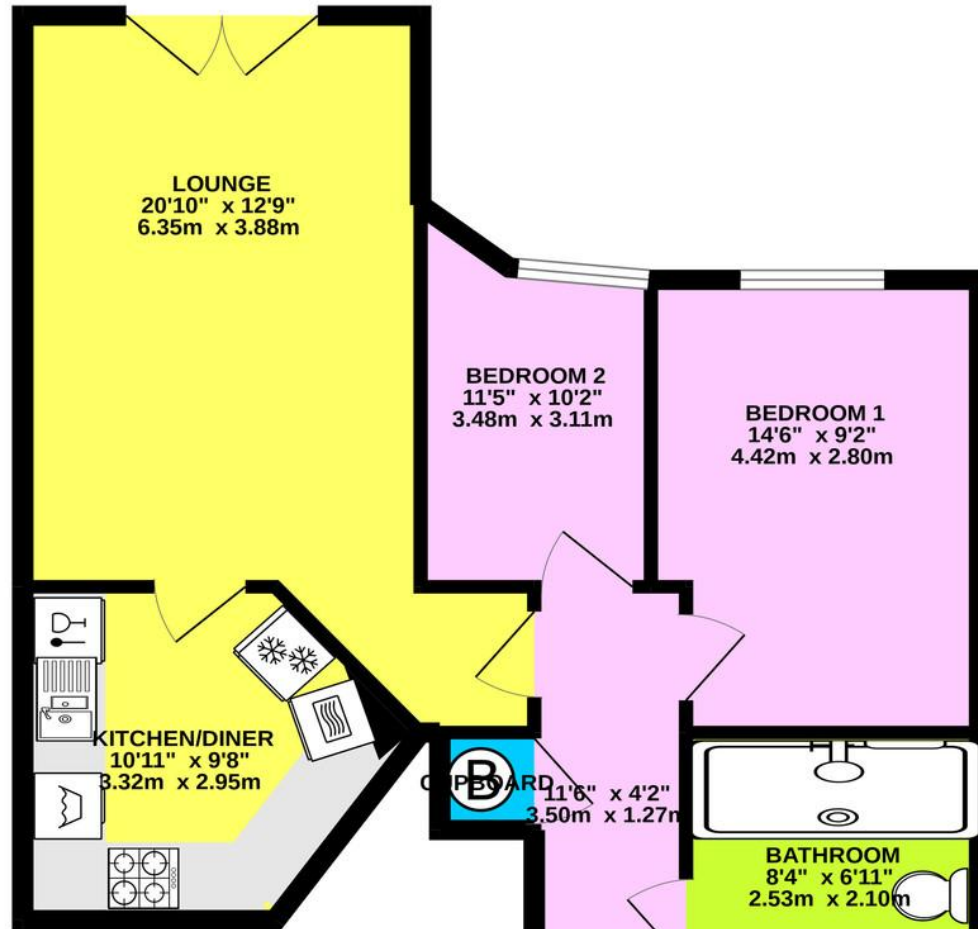
£1,800 - 3rd 25 years of the term.

£3,600 - 4th 25 years of the term.

£7,200 - balance of the term of the lease.

Service charge £274.61 per month.

GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



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678 sq.ft. (63.0 sq.m.) approx.



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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 and 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