



STUART THOMAS
ESTATES



- WALKING DISTANCE TO SHOPS & BUS ROUTES
- COMMUNAL LOUNGE
- COMMUNAL GARDENS
- NO ONWARD CHAIN

7 Heath Lodge, 122 London Road, Hadleigh, Benfleet, Essex , SS7 2PG

£170,000

Viewing is recommended of this FIRST FLOOR 2 BEDROOM RETIREMENT FLAT with lift access available to the over 65's WITHIN A SHORT STROLL OF HADLEIGH TOWN CENTRE. Available with NO ONWARD CHAIN. SOUTH FACING LANDSCAPED GARDENS. COMMUNAL LOUNGE. 24 HOUR EMERGENCY APPELLO CALL SYSTEM. GUEST SUITE. MUST BE SEEN!

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Property Description

GENERAL

Viewing is recommended of this first floor retirement flat with lift access available to the over 65's within a short stroll of Hadleigh Town Centre. Available with no onward chain. South facing landscaped gardens. 24 hour emergency Appello call system. Guest suite. Must be seen! Resident parking.

COMMUNAL ENTRANCE

0m x 0m) Secure entrance leading into lobby hall with stairs and lifts leading to all floors.

ENTRANCE HALL

9' 05" x 5' 0" (2.87m x 1.52m) Front door leading into hall way, smooth plastered ceiling, wall mounted electric heater, double cupboard housing water tank and consumer board along with storage. Carpet. Door leading to.

LOUNGE

12' 03" x 10' 09" (3.73m x 3.28m) Upvc double glazed window to front, smooth plastered ceiling, wall mounted electric heater. Carpet. Double doors opening to kitchen.

KITCHEN

6' 03" x 10' 04" (1.91m x 3.15m) A range of modern eye level and matching base units with work tops over, inset stainless steel sink with mixer tap, integrated electric oven with an integrated microwave above, electric hob with stainless steel chimney style extractor fan over. The kitchen also benefits from an integrated dishwasher, washer dryer and fridge freezer. Wood effect laminate flooring. Smooth plastered ceiling with spotlights. Two double electric plug sockets.





MASTER BEDROOM

12' 02" x 11' 09" (3.71m x 3.58m) The bedroom has fitted wardrobes which incorporates a useful dressing table and mirror. Double glazed window to the front, smooth plastered ceiling. Wall mounted electric heater. Carpet.

BEDROOM TWO

7' 0" x 6' 06" (2.13m x 1.98m) Upvc double glazed window to front, wall mounted electric heater, smooth plastered ceiling. Carpet.

SHOWER ROOM

The good sized shower cubicle has a glass sliding door for ease of access with a wall mounted mixer with shower over. The shower also benefits from a drop down seat. Inset vanity unit in white gloss with wash hand basin with mixer tap and useful storage cupboards under. Smooth ceiling featured spotlights, close couple WC, wood effect laminate flooring. The shower room is part tiled.

PARKING

Secure access to rear with electric gates offering resident parking.

COMMUNAL LOUNGE

The lounge is the perfect place to meet friends and relatives and other residents with plenty of seating. There is also a kitchen area and patio doors leading to the communal gardens.

COMMUNAL GARDENS

The communal garden provides an outside seating area for residents to enjoy the warmer months whilst surrounded by attractive flower beds.





AGENTS NOTE

Tenure Leasehold 125 years from 2009

Ground rent - £350 per annum

Service charge - £5265 per annum

Council Tax Band - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.