

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Willow Lodge, Hart Road, Thundersley, Benfleet, SS7 3PQ



£225,000

WILLIAMS and DONOVAN are delighted to offer for sale with NO ONWARD CHAIN this lovely two bed ground floor retirement flat situated in Willow Lodge in the heart of Thundersley Village with all the amenities on offer on your doorstep. With Carline assistance, this property benefits from being one of only a few in the block with a pleasant outlook and direct access to the gardens at the rear and is also conveniently located adjacent to the communal areas. Lease length - 105 years.

EPC rating - B. Our ref: 15320

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

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# Willow Lodge, Hart Road, Thundersley, Benfleet, SS7 3PQ

Accommodation comprises:

Entrance via secure entry phone system to COMMUNAL ENTRANCE HALL, with access to COMMUNAL LOUNGE, CONSERVATORY and GARDEN. Stairs and lift to FIRST FLOOR. Personal entry door to:

## HALLWAY

Skimmed ceiling. Airing cupboard housing megaflo system. Built in storage cupboard. Electric radiator. Careline system. Doors to:



## KITCHEN 10' x 6' 10" (3.05m x 2.08m)

Skimmed ceiling. Range of base and eye level units. Roll edged working surfaces. Inset stainless steel sink drainer. Inset 4 ring electric hob with extractor hood above and electric oven under. Integrated fridge/freezer. Washing machine to remain. Counter top dishwasher to remain. Tiled splashbacks. Tiled floor.

## LOUNGE/DINER 15' 9" x 9' 3" (4.8m x 2.82m)

Skimmed ceiling. Double glazed windows to rear aspect. Double glazed door leading directly out to COMMUNAL REAR GARDENS. Entry phone system.



## BEDROOM ONE 13' 9" x 10' 7" reducing to 8' (4.19m x 3.23m > 2.44m)

Skimmed ceiling. Double glazed window to rear aspect. Electric radiator. Wardrobes to remain.



## BEDROOM TWO 11' 6" x 6' 5" (3.51m x 1.96m)

Skimmed ceiling. Double glazed window to rear aspect. Electric radiator.



## SHOWER ROOM 9' 3" x 6' 10" (2.82m x 2.08m)

Skimmed ceiling. Three piece suite comprising close coupled w/c, pedestal mounted wash hand basin and double walk in shower cubicle with electric shower. Extractor fan. Built in storage cupboard. Part tiled walls. Tiled floor.



**OUTSIDE OF PROPERTY:**

Communal car park to front of the property, with unallocated parking. Communal gardens to rear.



**Agent's Note:**

This property has 105 years approx. remaining on the lease.

We understand that the Council Tax is Band C; Ground Rent is currently £475.37 every 6 months and the Maintenance Charges £2,298.93 paid every 6 months including buildings insurance and water rates. This helps to maintain the lift;

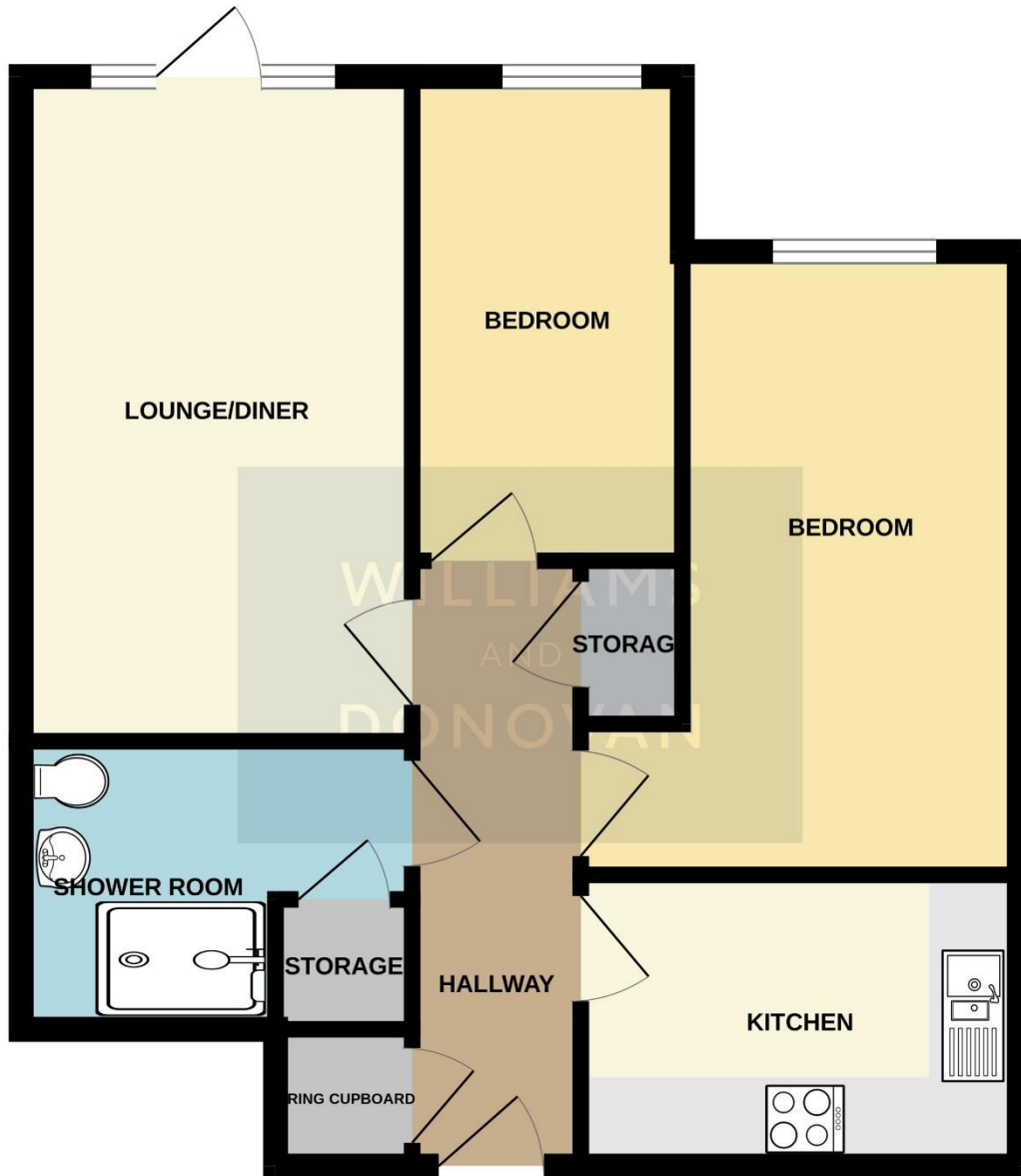
window cleaning; cleaning the communal areas; maintaining the communal gardens and attendance of the House Manager, who works from 9 am - 1 pm Monday - Friday.

Communal lounge and hall:



Estate Agency Act 1979, Section 21 – in accordance with the Estate Agency Act 1979, Section 21, we confirm that the interested vendor of the property is related to a member of staff at Williams and Donovan

GROUND FLOOR  
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 557 sq.ft. (51.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.