



STUART THOMAS
ESTATES

139 London Road

Hadleigh, Benfleet, SS7 2RA

- STUNNING RETIREMENT FLAT
- IMMACULATE THROUGHOUT
- LIFT ACCESS
- COMMUNAL GARDENS

Guide Price £160,000

EPC Rating '88'



ENTRANCE HALL Entrance door with a spyhole leads to the entrance hall. Large storage cupboard housing the hot water cylinder. Coving.

LOUNGE/DINER 22' 7" x 10' 5" (6.9m x 3.2 narrowing to 2.1m) This good size room has a double glazed window with views over the surrounding area. Dimplex electric heater. Coving. Feature fireplace with an electric pebble heater. Twin doors lead to the:-

KITCHEN 7' 2" x 6' 10" (2.2m x 2.1 maxm) This slightly irregular shaped kitchen is well fitted with a range of units at eye and base level with ample work surfaces over. Integrated fridge and freezer Built in ceramic hob with an extractor cooker hood over and a built under oven. Free standing microwave. Double glazed window. Coving.

BEDROOM ONE 17' 0" x 9' 2" (5.2m x 2.8 narrowing to 1.6m) A good size room with a double glazed window. Electric heater. Built in mirrored wardrobes. Coving.

BATHROOM Well fitted with a 3 piece suite comprising a low level wc vanity wash hand basin with cupboards under and a panelled bath with an independent shower over. Shower screen.

RESIDENTS LOUNGE A perfect place to meet friends and relatives and other residents.

LAUNDRY ROOM For the use of residents.

GUEST SUITE Can be hired by residents at a reasonable daily rate to accommodate overnight guests.

TENURE Leasehold 125 years from Jan 2008
 Ground rent £424 per annum
 Service charge £3,000.20 per annum
 Council Tax Band - B

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

