

01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## The Fairways, High Road, Benfleet, SS7 5LB £210,000

Horizon Estate Agents are delighted to present this immaculately maintained one-bedroom, second-floor retirement apartment, located within the highly sought-after The Fairways development for the over 60s.

The property features a generously sized double bedroom with fitted wardrobes, a bright and spacious lounge/diner, a modern fitted kitchen with integrated appliances, and a contemporary shower room. Residents of The Fairways benefit from a range of excellent communal facilities including a welcoming residents' lounge and kitchen, a guest suite, well maintained gardens, gated residents' parking, a secure entry phone system, and careline support cords. The development also provides a social atmosphere, with regular events such as bingo evenings, quiz nights, fish and chip dinners and wine and cheese nights.

Ideally positioned beside the golf club and within easy walking distance of the High Road, the apartment offers convenient access to local shops, amenities, and transport links. Internal viewing is essential.

sales@horizonstates.co.uk  
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### **Communal Entrance**

Security entrance intercom phone system providing access to the communal hallway. Lift access. and stairs to second floor. Personal entrance door leading to:

### **Entrance Hallway**

Intercom phone for entry system, storage cupboard, airing cupboard, electric heater, carpeted, coved smooth plastered ceiling.

### **Bedroom**

18'8 x 9'0 (5.69m x 2.74m)

UPVC double glazed window to side aspect, fitted wardrobes, fitted drawer stack and dressing table, electric heater, power points, emergency pull cord, carpeted, coved smooth plastered ceiling.

### **Lounge/Diner**

19'3 x 11'3 (5.87m x 3.43m)

UPVC double glazed windows to front and side aspects, electric heater, power points, emergency pull cord, carpeted, coved smooth plastered ceiling.

### **Kitchen**

8'7 x 8'2 (2.62m x 2.49m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit with mixer tap, integrated fridge freezer, integrated oven, integrated four ring electric hob with extractor hood over, integrated washing machine, UPVC double glazed window to side aspect, power points, emergency pull cord, laminate flooring, coved smooth plastered ceiling.

### **Shower Room**

12'1 x 5'3 (3.68m x 1.60m)

Three piece suite comprising of a walk-in shower unit, vanity wash hand basin, close coupled W.C, obscured UPVC double glazed window to side aspect, emergency pull cord, partly tiled walls, vinyl flooring, coved smooth plastered ceiling.

### **Facilities**

Communal parking, communal gardens, residents lounge & kitchen, guest suite.

### **Additional Information**

Tenure: Leasehold

Lease Length: 104 Years Remaining

Service Charges: £2925.10 P/A

Ground Rent: £175 Half Yearly

Council: Castle Point

Tax Band: B

### **Agents Note**

We recommend our customers use our panel of Conveyancers. It is your decision whether you choose to deal with our panel of Conveyancers but you are under no obligation to do so. You should know that we would receive a referral fee of £150 per transaction from them for recommending you to them.

Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.



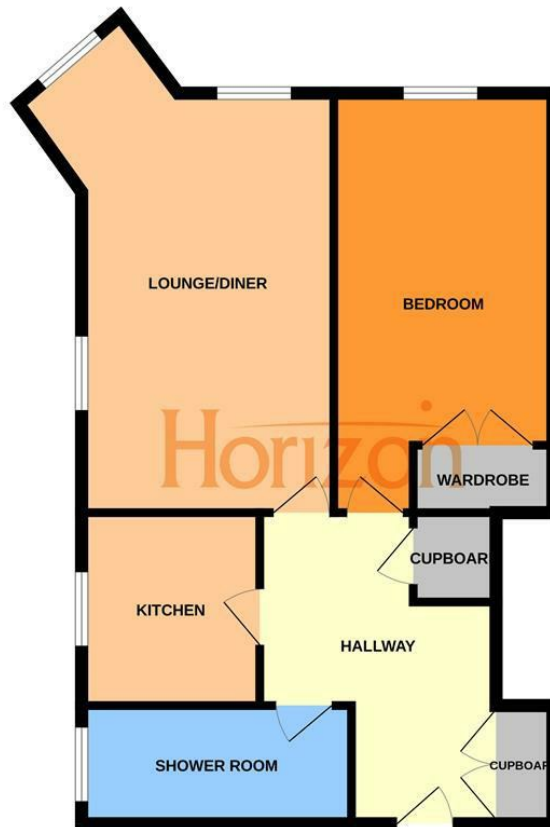
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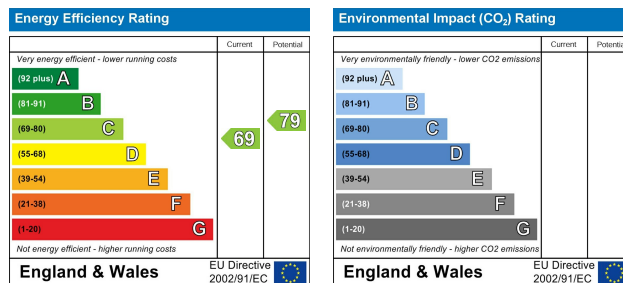
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SECOND FLOOR



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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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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