

Ground Floor



**15 Willow Lodge Hart Road
Thundersley, SS7 3PQ
£135,000**

- South Facing Rear 1 Bedroom Flat
- First Floor apartment With Lift
- Modern Kitchen
- Lounge
- Bathroom/WC
- Communal Lounges & Guest Room
- Newly Decorated & New Carpets
- Popular Thundersley Village Location
- Excellent Bus Links
- Must Be viewed Internally



**12-14 Berrys Arcade
High Street
Rayleigh
SS6 7EF**

**Tel: 01268 770728
info@stgeorgehomes.co.uk
www.stgeorgehomes.co.uk**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(12 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



**** AN IMMACULATE 1 BEDROOM FIRST FLOOR RETIREMENT APARTMENT ****

This delightful South facing apartment is located to the rear overlooking to secluded gardens and offers well proportioned accommodation including a spacious lounge, modern fitted kitchen & bathroom, bedroom, newly fitted carpets & redecorated throughout,

The complex has a welcoming reception hall, house manager, communal lounges & guest suite, lift access Entryphone system, gardens & parking, Situated in the popular Thundersley village with various shops public house and bus routes to surrounding area's

The property is being offered with no onward chain

ACCOMMODATION

COMMUNAL RECEPTION HALL & LOUNGE

Entryphone system, welcoming reception hall with seating area, access to house managers office & Communal lounges having kitchen area & access to the rear south facing garden

APARTMENT

Approached by either stairs or lift to the first floor where the apartment & guest suite will be found

HALL

Entryphone system & careline unit, electric storage heater, power points,

LOUNGE 14'8 x 13'8 (4.47m x 4.17m)

South Facing UPVC double glazed window to rear, coving, power Tv & telephone points,

KITCHEN 13' x 9'2 max (3.96m x 2.79m max)

South facing UPVC double glazed window to rear, fitted with a modern range of Beechwood effect eye level & base level units with complimentary worktops incorporating stainless steel sink drainer, ceramic hob & extractor, splash back tiling, over, integrated fridge & freezer, plumbing for washing machine, power points,

BEDROOM 17'7 x 10'7 max (5.36m x 3.23m max)

UPVC double glazed South facing window to rear, boiler cupboard, electric radiator, power & telephone points, coving

BATHROOM

Modern white suite comprising panelled bath with shower/mixer taps, pedestal wash hand basin, low level wc, splash back tiling, wall mounted heater/fan, shaver point, extractor fan

OUTSIDE

SOUTH FACING REAR GARDEN

A delightful garden with patio area leading to lawn &

rockery garden, established evergreen shrubs washing area to side with communal washing lines

PARKING

To the front are parking (not allocated)