

**8 Heath Lodge**

**122 London Road, Benfleet, Essex, SS7 2PG**



**PRICE: £140,000**

**Lease: 125 years from 2009**

**Property Description:**

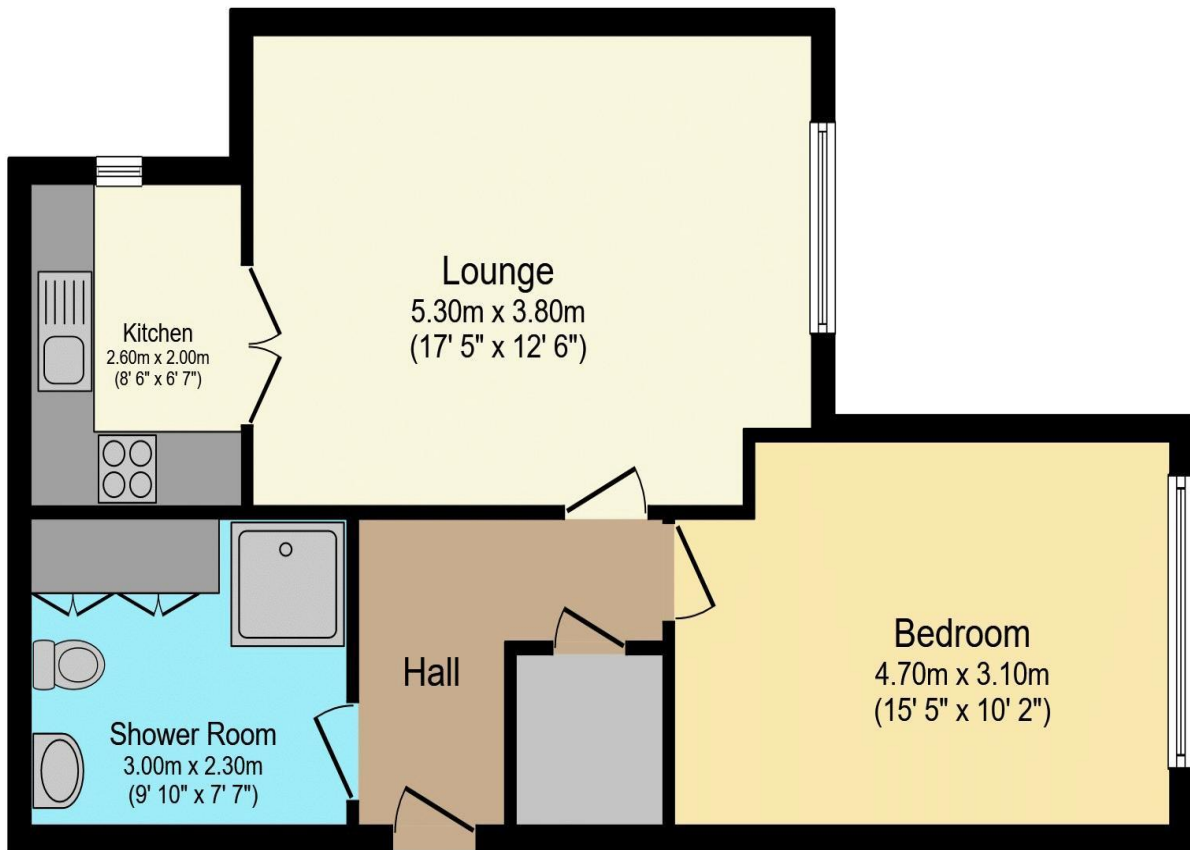
A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR Heath Lodge comprises 10 properties arranged over 3 floors. It is a condition of purchase that residents be over 65 years of age and in the event of a couple one must be over 65 and the other over 60. In case of emergencies; Smartcall Emergency button & Pendant connected to Appello. The doctor's surgery, supermarket & Town center amenities are within close proximity to the development. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property

Guest Suite  
Residents communal lounge  
Landscaped gardens  
Minimum Age 65  
Development Manager

24 hour emergency Appello call system  
Price to include carpets, curtains and light fittings  
Lease: 125 years from 2009



**For more details or to make an appointment to view, please contact  
Mandy Abbott**



Total floor area 55.2 m<sup>2</sup> (594 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	74	80
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/12/24**

**Annual Ground Rent:**

**£TBC**

**Ground Rent Period Review:**

**TBC**

**Annual Service Charge:**

**£4,152.86**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.