



**Willow Lodge  
Hart Road  
Benfleet  
Essex  
SS7**

**Offers In Excess Of £142,000**

**bettermove**

# Hart Road Benfleet

Bettermove are proud to present this 1 bedroom retirement flat in Benfleet available for over 55s and with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available via an allocated space.

The council tax band is B.

This is a leasehold property.

The interior of this well presented property comprises a spacious living and dining room and fitted kitchen as well as the bedroom and bathroom. The exterior boasts a public rear garden, perfect for enjoying the summer months.

Located in the popular town of Benfleet, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Rayleigh train station, various bus routes and the A130.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC





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