



Leigh-On-Sea £129,995

Upper Floor Flat

Well Maintained Retirement Apartment. A Very Desirable complex with good Communal Facilities. Warden Controlled, Purpose Built, Laundry room with Washing Machines and Dryers, Communal Lounge and kitchen, Well Tended Gardens, No Chain, Lifts To All Floors. EPC Rating: C

ESSEX GUILD HOMES

& Eastwood
Rayleigh



ESSEX GUILD HOMES: 75 EASTWOOD ROAD, RAYLEIGH, ESSEX, SS6 7JN TEL NO: 01268 777728 www.essexguildhomes.co.uk

Rayleigh Road, Essex, SS9 5PZ

Entrance Hall

Textured and covered Ceiling, Smooth plastered walls painted in neutral colours. Storage cupboard. Wall mounted heater, carpeted. power point.

Lounge / Dining Room 12ft 4 x 12ft 4 (3.76m x 3.76m)

Window to side , textured and covered ceiling, smooth plastered walls all painted in neutral colours, storage heater, Alarm pull cord, various power points, television point. Ceiling light point.

Kitchen 9ft 1 x 6ft 8 (2.77m x 2.03m)

Textured and covered ceiling, range of both base and eye level units, single drainer sink unit, glass display cabinet, space for cooker, space for fridge/freezer, various power points, tiled splash backs.



Master Bedroom 12ft 4 x 12 (3.76m x 3.65m)

Double glazed window to side textured and covered ceiling, smooth plastered walls all painted in neutral colours, neutral carpet, storage heater, various power points, ceiling light point, built in wardrobes. Emergency Pull Cord

Shower

Textured and covered ceiling, tiled walls, three piece suite including: tiled shower cubicle with glazed entry door and matching side panel, low level wc, pedestal wash hand basin. Ceiling light point.

Communal Lounge

Doors and windows to Communal gardens. Television, Darts board, organ/keyboard. Relaxing chairs. Range of Activities throughout the week.,



Communal Kitchen

Communal Kitchen accessed via door from Communal Lounge, Door to Gardens and Patio Area. Full use of Fitted Kitchen.

Communal Laundry Room

Full use of washing machines, spin dryers and tumble dryers

Communal Gardens

Well tended grounds with lawns, patio, established beds and borders

**Communal Parking**

Allocated plus visitor parking

Energy Performance Rating: C

Inspected by: Thomas Devlin-James

Disclaimer: The measurements indicated are supplied for guidance only, potential buyers are advised to re-check the measurements before committing to any expense.

