

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



Rayleigh, £159,995, 1 Bed Upper Floor Flat Retirement

CLOSE TO HIGH ST AND TRAIN STATION. Essex Guild Homes are Delighted to offer For Sale this First Floor Retirement Apartment in a HIGHLY SOUGHT AFTER LOCATION "Sheriton Square". Full Range of Communal Facilities Including Laundry, Residents Lounge, Hair Salon, Library, Parking and Grounds. No Chain. No Probate

Lease Remaining: In Excess of 900 years Service Charge: £255.17pcm Ground Rent: included in Service Charge Council Tax Band: B EPC: C



ESSEX GUILD HOMES

WE VALUE PEOPLE, NOT JUST PROPERTY

Sheriton Square, Down Hall Road, Essex, SS6 9LL

HIGHLY SOUGHT AFTER RETIREMENT RESIDENCE

CLOSE TO TRAIN STATION AND HIGH ST WITH BUS STOP JUST OUTSIDE

ONE BEDROOM FIRST FLOOR APARTMENT OVERLOOKING GARDENS TO THE REAR

LIFT JUST OUTSIDE THE APARTMENT

17FT LOUNGE / DINING ROOM AND FITTED KITCHEN

BATHROOM WITH SHOWER OVER BATH

13FT 7 BEDROOM WITH TWO WINDOWS OVERLOOKING THE GARDENS

RESIDENTS LOUNGE AND LAUNDRY ROOM

LIBRARY AND HAIR SALON ON-SITE

NO CHAIN

Energy Performance Rating: C

Council Tax Band: B

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.

Rooms:

Communal Entrance Hall on Ground Floor with Lift Access and Stairway

L Shaped Entrance Hall with Two Full Height Cupboards

Lounge / Dining Room with Views over Gardens to Rear of Main Block
17' x 10' 5" (5.18m x 3.17m)

Fitted Kitchen with Washing Machine, Fridge/Freezer, Combination Microwave Oven/Grill and Fan Assisted Oven
8' 1" x 7' 1" (2.46m x 2.16m)

Bedroom One with Views over the Rear Garden to Rear
13' 7" x 11' 4" (4.14m x 3.45m)

Bathroom with Shower over Bath
8' 0" x 7' 6" (2.44m x 2.28m)

Communal Facilities:

- * Lifts in Shared Buildings
- * Residents Lounge / Kitchen for Social Activities / Events
- * Resident and Visitor Parking
- * Hair Salon
- * Library
- * Well Landscaped and Fully Maintained Gardens
- * Conservatory Shared by all Residents
- * Fully Equipped Residents Laundry
- * 24-hour Alarm Call Service in Private and Shared Areas
- * On-Site House Manager

Lease Information:

Lease Remaining: In Excess of 900 Years
Service Charges - Approx £255pcm for 2024/2025
Buildings Insurance Included in Service Charge
Ground Rent - Included in Service Charge
Council Tax - Band B
Managing Agent - Anchor Homes





