



## Rayleigh, Guide Price £220,000 - £225,000, 2 Bed Ground Floor Flat

Essex Guild Homes are Delighted to Bring you this **SUPERB FULLY MODERNISED** Two Bed Ground Floor Apartment for the Over 60's. Good Size Rooms include Lounge / Dining Room. Gardens to Front and Rear. Shared Communal Facilities include: Residents Lounge, Laundry, Lifts, Car Park and Landscaped Communal Grounds

**Service Charge:** Approx £242.34pcm Includes Building Insurance **Lease:** 967 Years **Council Tax Band:** B **EPC Rating:** C



**ESSEX GUILD HOMES**

WE VALUE PEOPLE, NOT JUST PROPERTY

Rayleigh, Essex, SS6 9LL

**FULLY MODERNISED TWO BED GROUND FLOOR CORNER RETIREMENT APARTMENT**

**DUAL ASPECT WITH WINDOWS TO TWO SIDES**

**18 FT 5 LOUNGE / DINING ROOM WITH PRIVATE DOOR TO GARDEN AT REAR WITH SEATING JUST OUTSIDE OF DOOR**

**NICE AND QUIET SITUATION AND THE SIZE OF A BUNGALOW !**

**MODERN FITTED KITCHEN WITH BUILT IN APPLIANCES**

**FULLY RE-FITTED SHOWER ROOM WITH BATHROOM FURNITURE AND FEATURE TILING**

**14FT 8 MASTER BEDROOM WITH BUILT IN WARDROBES & 10FT 2 X 6FT 5 BEDROOM TWO WITH BUILT IN WARDROBES**

**BUS STOP JUST OUTSIDE / EASY ACCESS TO TRAIN STATION AND HIGH STREET**

**SUPERB RESIDENT FACILITIES AND PROGRAMME OF EVENTS**

**NO CHAIN. CURRENTLY AWAITING PROBATE**

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**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**

L Shaped Hall with Lift to Upper Floors. Security Entrance Doors.

**Shaped Apartment Entrance Hall** with Two Full Height Cupboards

**Lounge / Dining Room**

with Private Door to Garden with Seating Area at Rear  
18' 5" x 10' 5" (5.61m x 3.17m)

**Modern Fitted Refurbished Kitchen** with Appliances

7' 1" x 7' 0" (2.16m x 2.13m)

Built Combination Microwave / Oven / Grill. Fan assisted Oven below, Four Ring Hob and space for Upright Fridge / Freezer. There is a Fully Equipped laundry Room off the Residents Lounge.

**Bedroom One**

with Built-In Wardrobes and Double Glazed Window to Rear  
14' 8" Max x 9' 11" (4.47m Max x 3.02m)

**Bedroom Two with Built-In Wardrobes and Double Glazed Window to Side**

10' 2" x 6' 5" (3.10m x 1.95m)

**Modern Re-Fitted Beautiful Shower Room with Fitted Bathroom Furniture**

7' 1" x 6' 5" (2.16m x 1.95m)

**Additional Information:**

The Heating is via Dimplex wall heaters and there is a Feature Fire with Heater to the Main Lounge. The Property is Fully Double Glazed and is Fitted with Security Locks. There are Emergency Pull Cords in all Rooms. There is an Intercom / Door Entry System.

***SEE FINAL PAGE FOR COMMUNAL FACILITIES AND LEASE INFORMATION***





### Communal Facilities:

- \* Fully Equipped Residents Laundry
- \* On-Site Hairdresser and Library
- \* Lifts in Shared Buildings of Two or more Floors
- \* Residents Lounge / Kitchen for Social Activities / Events
- \* Resident and Visitor Parking
- \* Well Landscaped and Fully Maintained Gardens
- \* 24-hour Alarm Call Service in Private and Shared Areas
- \* On-Site House Manager

### Lease Information:

**Managing Agent** - Anchor Homes.  
Sally is the House Manager who lives on-site.

**Lease Remaining** - Approx 967 Years

**Service Charges** - Approx £242.34pcm £2908.08 pa tbc

**Buildings Insurance** - Included in Service Charge

**Ground Rent** - Included in Service Charge

**Council Tax** - Band B = 2023/2024 £1,598.08 pa  
This is payable over 10 Months i.e 10 monthly payments of £159.81 before  
Eligible Discount Single person discount: If you are the only person aged 18  
or over living in your property you may be entitled to a 25% discount in your  
Council Tax.

