



Eastwood, £109,995, 1 Bedroom Upper Floor Retirement Flat

Essex Guild Homes are Delighted to Offer For Sale this Very Well Maintained One Bedroom Apartment situated to the front of the building with views up and down the Eastwood Road.

The Lounge/Dining Room Opens to the Kitchen and is in Good Order Throughout.

No Chain Ahead. Viewing Advised.

Lease Remaining: 66 Years

Service Charge: Approx. £2590.00pa

Ground Rent: £50.00pa

Council Tax Band: C EPC Rating: B



ESSEX GUILD HOMES

WE VALUE PEOPLE, NOT JUST PROPERTY

Eastwood, Essex, SS9 5PZ

***NO CHAIN* FOR THIS WELL MAINTAINED FIRST FLOOR FLAT WITH ONE DOUBLE BEDROOM**

FIRST FLOOR FLAT TO FRONT BUT HAS *GROUND FLOOR* ACCESS TO REAR

18 FT 9 X 12 FT 4 LOUNGE OPENS TO FITTED KITCHEN

9 FT 2 X 6 FT 5 RECENTLY RE-FITTED SHOWER ROOM (LARGE SHOWER)

SUNNY AND BRIGHT SOUTH FACING APARTMENT

SOUGHT AFTER RETIREMENT COMPLEX WITH LOTS OF EVENTS AND ACTIVITIES (IF YOU WANT TO ATTEND)

FULL COMMUNAL FACILITIES INCLUDE: LOUNGE, KITCHEN AND LAUNDRY (NO ADDITIONAL FEES)

CLOSE TO SHOPS, DOCTORS, BUSES, PARKS, PUBS AND RESTAURANTS

COMMUNAL BEAUTIFULLY LANDSCAPED GARDENS

RESIDENTS AND VISITORS PARKING

Energy Performance Rating: B

Council Tax Band: 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.

Rooms:

Apartment Hallway

Lounge Opens to Fitted Kitchen

18' 9" x 12' 4" (5.71m x 3.76m)

Lounge Area with Double Glazed Window to Front and Sky / Digital TV Point

12' 4" x 12' 4" (3.76m x 3.76m)

Kitchen Area

9' 0" x 6' 8" (2.74m x 2.03m)

Bedroom One with Double Glazed Window to Front

12' 6" x 12' 1" (3.81m x 3.68m)

Good Size Recently Re-Fitted Shower Room

9' 2" x 6' 5" (2.79m x 1.95m)

Communal Facilities Include:

Reception Seating Area

Residents Lounge with Attached Kitchen

Communal Gardens

Laundry Room

Mobility Storage Area

Visitor and Residents Parking Areas

Gardens Surround the Building

Lease Information:

Length of Lease: 66 Years

Ground Rent: £50.00pa

Maintenance: Approx. £2590.00pa / £215.83pcm (2023-24 figures to be confirmed.)

Buildings Insurance: Approx. £350-£400pa TBC



