



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

Good Size Retirement Apartment Overlooking Garden. Through Lounge / Dining Room, Fitted Kitchen, Fitted Shower Room, Communal Facilities including Laundry Room with Washing Machines & dryers. Communal Lounge and Kitchen. Lifts To All Floors, Parking. **No Onward Chain**, Warden controlled.

Lease Remaining: 66 years Service Charge: £215.58 pcm Ground Rent: £50 pa Council Tax Band: C EPC Rating: C



ESSEX GUILD HOMES

WE VALUE PEOPLE, NOT JUST PROPERTY

Rayleigh Road, Essex, SS9 5PZ

GREAT SIZE APARTMENT WITH LOVELY GARDEN VIEWS

VERY SOUGHT AFTER LOCATION

18FT 8" LOUNGE / DINING ROOM OPENS TO FITTED KITCHEN

9FT 6" FITTED KITCHEN

MODERN SHOWER ROOM WITH "WALK-IN" SHOWER

RESIDENTS LOUNGE WITH KITCHEN AND SEPERATE SEATING IN LARGE RECEPTION AREA

LAUNDRY ROOM WITH WASHERS AND DRYERS ALL INCLUDED IN THE SERVICE CHARGE

MOBILTY SCOOTER STORAGE ( SUBJECT TO AVAILABILITY )

COMMUNAL GROUNDS AND PARKING PLUS VISITOR PARKING

NO CHAIN / KEYS HELD

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Energy Performance Rating: C

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:

**Communal Ground Floor Entrance Hall**

Double opening doors from the street with Security Entry Phone System to Small Residents Sitting Area. Lift to all floors.

**Apartment Hallway with Storage Cupboards**

**Through Lounge / Dining Room with Double Glazed Windows Overlooking Gardens**

18' 8" x 11' 5" (5.69m x 3.48m)

**Kitchen Open to Lounge / Dining Room**

9' 6" x 6' 5" (2.89m x 1.95m)

**Bedroom One with Double Glazed Window Overlooking Gardens**

15' 1" x 9' 0" (4.59m x 2.74m)

**Shower Room with Walk-In Shower**

7' 1" x 5' 10" (2.16m x 1.78m)

### Communal Facilities Include:

#### Large Residents Lounge with Kitchen to Side

Doors and windows lead to Communal gardens. Widely used room with many activities undertaken including: Organ / Piano events, Darts, Bingo, Cards, Coffee Mornings, Film afternoons, Keep Fit etc. Good size Kitchen to side to cater for Functions.

#### Further Communal Facilities:

- 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:** £2587 pa or £215.58 pcm

**Buildings Insurance:** £336 pa

#### Notes:

This Complex is open to all Residents of State Pensionable Age (66 / 67 Years of Age).



