



Eastwood, Guide Price £120,000 - £130,000, One Bed Retirement Flat

Well Maintained and Vacant One Bedroom "William Nelson Homes" built Ground Floor Retirement Apartment, for the Over 55's Situated close to local amenities, shops and bus services, offered with **No Onward Chain**. On-site House Manager, Modern Décor Throughout, Modern Fitted Kitchen, Communal Grounds and Parking.

Lease Remaining: 80 Years **Service Charge:** £2040.16 Half Yearly **Ground Rent:** £205 Yearly
Council Tax Band: B **EPC Rating:** C **Tenure:** Leasehold



Eastwood, Essex, SS9 5PS

GROUND FLOOR (IN THE MIDDLE) ONE BED APARTMENT

FOR THE OVER 55'S

LOVELY WELL DECORATED COMPLEX WITH LIFT TO ALL FLOORS

HOUSE MANAGER AND "APELLO CARELINE" FACILITY FOR YOUR PIECE OF MIND

BEAUTIFULLY TENDED GARDENS WITH TRANQUIL SEATING SPACES

XXXXXXX FT LOUNGE / DINING ROOM

WELL FITTED KITCHEN

LUXURY SHOWER ROOM

MUST BE VIEWED

NO CHAIN AHEAD

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:

Entrance Hall

7' 2" x 7' 0" (2.18m x 2.13m)

Lounge / Dining Room

12' 5" x 12' 2" (3.78m x 3.71m)

Kitchen

8' 11" x 6' 8" (2.72m x 2.03m)

Bedroom

10' 9" x 10' 6" (3.27m x 3.20m)

Bathroom

7' 0" max x 6' 5" (2.13m max x 1.95m)

Communal Features:

- Communal Hallway with Lifts and Staircase to First Floor and Lower Ground Floor where the Manager's Office is located.
- Well-tended and landscaped Communal Garden with seating areas and well established shrubs, bushes and trees.
- Communal Parking with multiple parking spaces.
- 24 Hour "Apello" Careline Facility for your peace of mind.
- Windows externally cleaned every 6 to 7 weeks.

Lease Info:

Ground Rent: £205 Yearly

Service Charge: £2040.16 Half Yearly

Length of Lease: 80 Years Remaining





GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



◆ WE VALUE PEOPLE ◆ NOT JUST PROPERTY ◆