



Eastwood, Guide Price £110,000 - £115,000, 2 Bed 2nd Floor Retirement

Essex Guild Homes are Delighted to Offer For Sale this Two Bedroom Retirement Flat on the Second Floor. Lifts to All Floors. 15ft Lounge / Dining Room, New Windows, Shower Room. Full Communal Facilities including Lounge, Laundry, Gardens and Parking. Popular Complex close to Local Amenities.

Lease Remaining: 66yrs Service Charge: £2,529pa Ground Rent: £50pa Council Tax: C EPC Rating: TBC



Rayleigh Road, Essex, SS9 5PZ

NO CHAIN

TWO BEDROOM SECOND FLOOR APARTMENT

LIFTS TO ALL FLOORS

15FT 3 LOUNGE / DINING ROOM OPEN ASPECT TO FITTED KITCHEN

LARGE MASTER BEDROOM 19FT 4 NT 11FT 6 X 12FT 2

BEDROOM TWO 8FT 10 X 7FT

8FT 9 SHOWER ROOM WITH WC / HAND BASIN / TILED AND GLAZED
SHOWER CUBICLE

TWO FULL HEIGHT STORAGE CUPBOARDS IN HALLWAY AND FITTED
WARDROBE TO MASTER

FULL COMMUNAL FACILITIES INCLUDING LOUNGE / LAUNDRY / GARDENS /
PARKING

SUBJECT TO PROBATE. THIS HAS BEEN APPLIED FOR.

Energy Performance Rating:

Council Tax Band: D

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 Reception Hall with Informal Seating Area

Apartment Entrance Hall with Two Full Height Cupboards
13' 2" (4.01m)

Lounge / Dining Room with New Windows and Views to Side
15' 3" x 11' 10" (4.64m x 3.60m)

Fitted Kitchen Open to Lounge / Dining
8' 0" x 7' 0" (2.44m x 2.13m)

Master Bedroom with Built-in Wardrobes and New Upvc Windows
19' 4" nt 11' 6" (5.89m nt 3.50m) x 12' 2" (3.71m)



Bedroom Two (No Window)

8' 10" x 6' 4" (2.69m x 1.93m)

Currently used as a Dressing Room. Could be used as Craft Room, Storage or even the Kitchen has been moved here in some Apartments to enable a Very Large Lounge / Dining Room.

Shower Room with wc, Hand Basin and Tiled / Glazed Shower Area

8' 9" x 6' 6" (2.66m x 1.98m)

Communal Facilities:

Reception Seating Area Residents Lounge with Attached Kitchen Communal Gardens Laundry Room Mobility Storage Area Visitor and Residents Parking Areas Maintained Gardens Surround the Building

Lease Information

Length of Lease: 66 Years

Ground Rent: £50.00pa

Maintenance: £2529.00pa (Latest figures to be confirmed.)

Buildings Insurance: Approx. £400pa TBC

Notes:

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

Property Build: Brick Built Standard Construction:

Broadband: Good Connection Up to: Ultrafast... 1000 Mbps...

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=SS95PZ&uprn=100091605569>

Mobile: 3g, 4g and 5g Connection

<https://www.signalchecker.co.uk/>



