



Eastwood, £117,500, One Bed Ground Floor Apartment

Well Maintained and **GOOD SIZE** Vacant One Bed Retirement Apt. Overlooking Gardens.

First Floor but Actually Ground Floor at the Rear (Ask the Agent !)

Close to Local Amenities, shops and buses. **No Onward Chain.**

On-site House Manager, Good Décor Throughout, Communal Grounds and Parking.

Lease Remaining: 66yrs Service Charge: £2529pa Ground Rent: £100pa
Council Tax Band: C EPC Rating: C Tenure: Leasehold



ESSEX GUILD HOMES

WE VALUE PEOPLE, NOT JUST PROPERTY

Eastwood, Essex, SS9 5PZ

**BIGGER THAN AVERAGE / BEAUTIFUL ONE BED RETIREMENT FLAT
*.. JUST REFURBISHED !**

GROUND FLOOR LEVEL AT REAR WITH FANTASTIC GARDEN VIEWS

**GOOD SIZE LOUNGE / DINING ROOM WITH LOVELY VIEWS OVER THE
GARDEN**

GOOD SIZE FITTED KITCHEN RE-PAINTED IN MODERN COLOURS

MODERN FITTED SHOWER ROOM

LARGE BEDROOM WITH VIEWS OVER LOVELY GARDENS TO REAR

**COMMUNAL FACILITIES INCLUDE: LAUNDRY, RESIDENTS LOUNGE,
GARDENS AND PARKING**

CLOSE TO SHOPS AND BUSES

VERY WELL READY TO "MOVE IN"

NO CHAIN AND KEYS HELD FOR VIEWINGS

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:

Entrance Hall

7' 11" (2.41m)

Lounge / Dining Room with Garden Views

14' 10" x 12' 2" (4.52m x 3.71m)

Fitted Kitchen with Window to Side

11' 10" x 6' 6" (3.60m x 1.98m)

This room is due to be painted including recolouring the cabinets.

Good Size Bedroom with Views over Gardens

13' 7" x 11' 1" (4.14m x 3.38m)

Shower Room

8' 2" x 6' 5" (2.49m x 1.95m)

Fitted Shower, Basin, WC and Full-Height Cupboard

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: £100.00pa

Maintenance: £2529.00pa (2024-2025 figures to be confirmed.)

Buildings Insurance: Approx £350 - £400pa TBC

Notes :

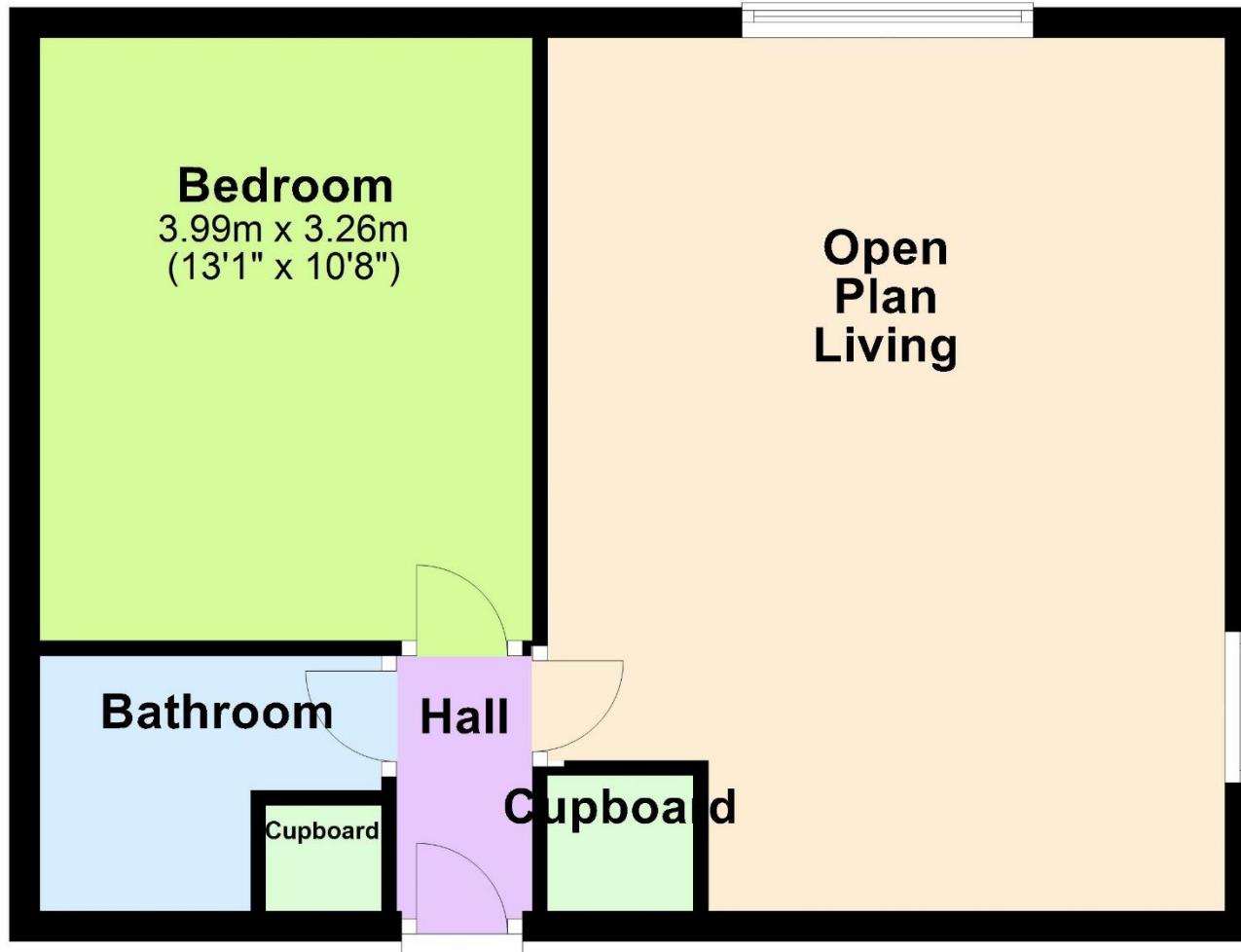
This Complex is open to all Residents of State Pensionable Age 66/67 Years of Age. Pets are Permitted but an application will need to be made by your Solicitor from the Managing Agents.





Ground Floor

Approx. 45.3 sq. metres (487.8 sq. feet)



Total area: approx. 45.3 sq. metres (487.8 sq. feet)