



### Rayleigh, Guide Price £185,000 - £200,000, One Bed Street Level Flat

"STREET LEVEL" No Chain, One Bed Apartment ! Fantastic West Facing Views from the Lounge, looking over the Beautiful Gardens, National Trust Rayleigh Mount and The Mill... Excellent Decor Throughout, Highly Sought After Complex at the Top of Rayleigh High St. Communal Lounges, Functions, Laundry

Lease Remaining: 90yrs Service Charge: £1,814.14 Six Monthly Ground Rent: £494.82 per annum  
Council Tax Band: B EPC Rating: B Tenure: Leasehold



Bellingham Lane, Essex, SS6 7HN

"STREET LEVEL" ONE BED APARTMENT WITH NO CHAIN

STUNNING VIEWS FROM THE APARTMENT OVER WEST FACING GARDENS & NATIONAL TRUST RAYLEIGH MOUNT

AMAZING LOCATION AT THE TOP OF THE HIGH ST BY THE WINDMILL

BEAUTIFULLY MAINTAINED THROUGHOUT AND " READY TO MOVE IN "

COMMUNAL LOUNGE AND DINING ROOM WITH KITCHEN ON SAME FLOOR

COMMUNAL GAMES ROOM / LOUNGE ON NEXT FLOOR DOWN

FULL WORKING LAUNDRY

NEXT TO HISTORIC " RAYLEIGH MOUNT " WITH LOVELY WALKS AND VIEWS

PARKING: FIRST COME FIRST SERVED !

TWO PERSON "GUEST SUITE " ON-SITE FOR FRIENDS AND FAMILY VISITING JUST £30 PER NIGHT

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Energy Performance Rating: B

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**

11' 4" (3.45m)

**Lounge / Dining Room**

14' 4" x 11' 4" (4.37m x 3.45m)

**Fitted Kitchen**

7' 3" x 6' 3" (2.21m x 1.90m)

**Fitted Storage Cupboard with Access from Lounge**

4' 10" x 3' 0" (1.47m x 0.91m)

**Bedroom with West-Facing Views**

17' 8" x 8' 7" (5.38m x 2.61m)

**Shower Room**

6' 9" x 6' 2" (2.06m x 1.88m)

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**On-Site Guest Suite £30 per Night**

Comprises:

Two Single Beds, Kitchenette and En Suite Shower Room. Perfect for Visiting Friends and Family.



### Communal Facilities:

- \* Street Level Lounge with Fantastic Views
- \* Street Level Dining Room with door to Fitted Kitchen
- \* Garden Level Games Room / Lounge
- \* Garden Level Laundry Room
- \* Beautifully Maintained Gardens Nice and Quiet to the Rear
- \* Parking which is First Come First Served

### Lease Information :

**Length of Lease:** 90 years Remain

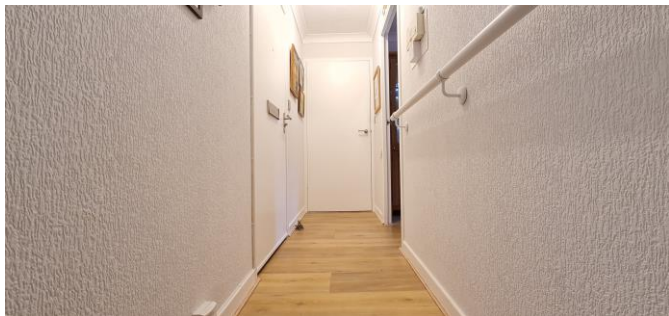
**Ground Rent:** £494.82 per annum

**Service Charge:** £1,814.14

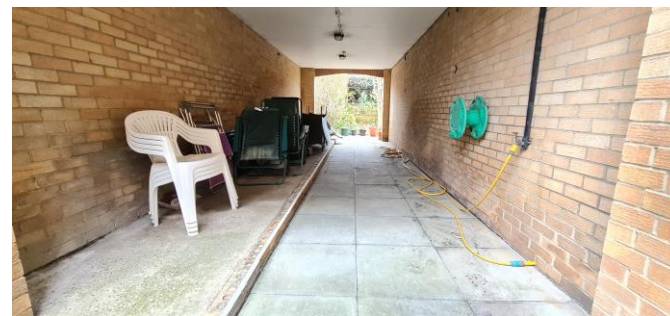
Payable every 6 months

### Service Charge Includes:

- \* Water and Sewerage
- \* Buildings Insurance
- \* Building and Grounds Upkeep
- \* House Manager
- \* Apello Careline Facility
- \* Window Cleaning







**GARDENS  
VIEWS TO FRONT**



◆ WE VALUE PEOPLE ◆ NOT JUST PROPERTY ◆

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