



Eastwood, £89,995 1 Bed Retirement Flat

Essex Guild Homes are Delighted to Offer For Sale this **SUPERB** One Bed Apartment. The Lounge / Dining Room opens to the Kitchen. The Bathroom has a Low Bath and Shower over. Located on the First Floor to Front but with Ground Floor Access to the Rear by the Residents and Visitors Car Parks.

NEW UPVC Windows. No CHAIN. Must be Viewed

Length of Lease: 66yrs Ground Rent: £50 pa Service Charge: £210 pcm TBC EPC Rating: B Council Tax Band: C



ESSEX GUILD HOMES

WE VALUE PEOPLE, NOT JUST PROPERTY

Rayleigh Road, Essex, SS9 5PZ

Star Features:

VERY WELL MAINTAINED ONE BED APARTMENT TO THE FRONT WITH A SOUTHERLY OUTLOOK

LOCATED ON THE FIRST FLOOR BUT WALK DOWN THE CORRIDOR FOR GROUND FLOOR ACCESS..!

18 FT 6 LOUNGE / DINING ROOM IN MODERN NEUTRAL COLOURS

FITTED KITCHEN OPENS TO LOUNGE / DINING ROOM

15 FT BEDROOM NEUTRAL PAINTED WITH BUILT IN CUPBOARDS TO ONE WALL

FITTED BATHROOM WITH LOW FULL SIZE BATH AND SHOWER ABOVE

EXCELLENT COMMUNAL FACILITIES INCLUDE: RESIDENTS LOUNGE / KITCHEN AND LAUNDRY

COMMUNAL GARDENS AND PARKING / NO CHAIN

LOTS OF COMMUNAL ACTIVITIES SHOULD YOU CHOOSE TO TAKE PART..!

ON SITE HOUSE MANAGER AND 24hr CARELINE FACILITY WHEN OFF DUTY

Energy Performance Certificate: B

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:

Lounge / Dining Room

18' 6" x 11' 3" (5.63m x 3.43m)

Bathroom

7' 2" x 5' 10" (2.18m x 1.78m)

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

Buildings Insurance: £300 - £350pa, To Be Advised.

Service Charge: £210 - £220 pcm, To Be Advised.

Service Charge Includes:

Water In
Water & Sewerage Out
House Manager
24hr Careline Service
All Recreational Areas
Laundrette with Washers and Dryers
Electric, Lighting and Heating to all Communal Areas
External Window Cleaning
Gardening

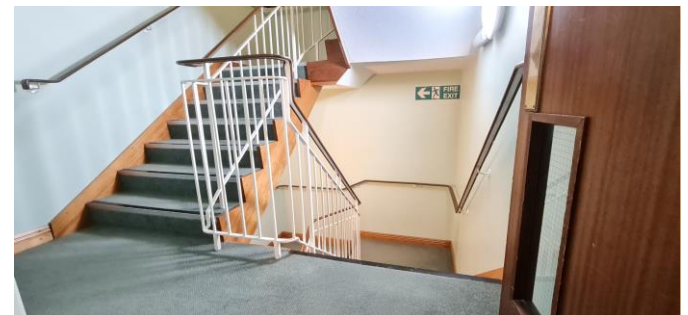
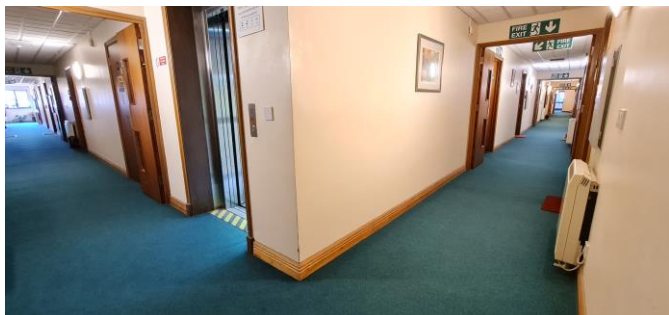
Entrance Hall

Fitted Kitchen

11'3 x 6' 10" (3.43m x 2.08m)

Bedroom

15' x 9' 1" (4.57m x 2.77m)



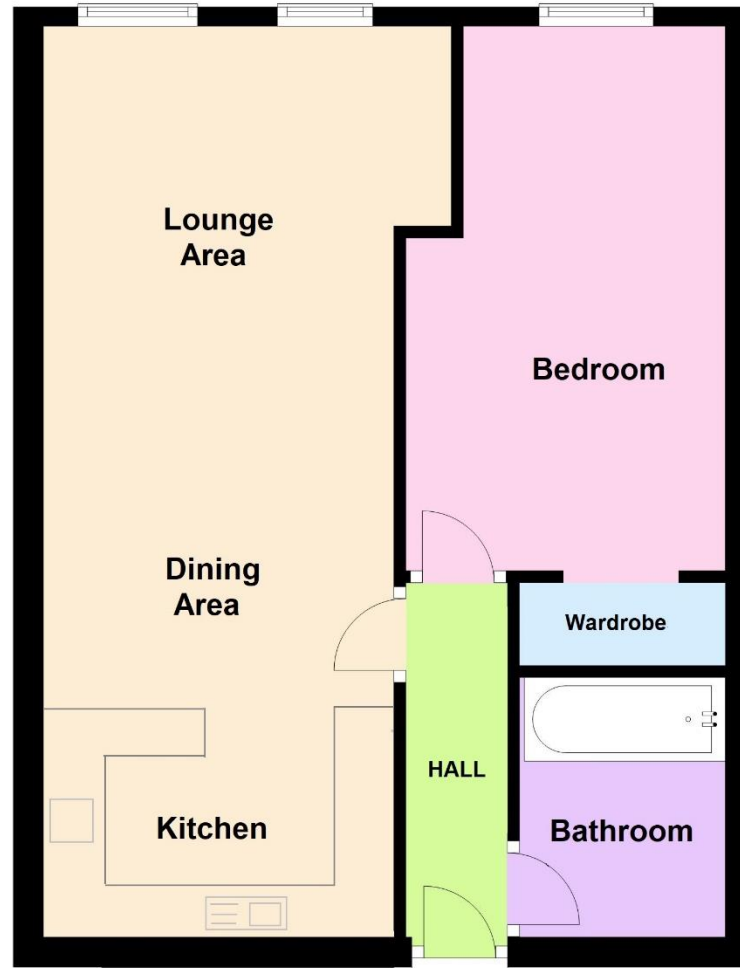
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First Floor to Front with Ground Floor Access to Rear

Approx. 43.4 sq. metres (466.8 sq. feet)



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