



## Eastwood, £75,000, One Bed Upper Floor Retirement Flat

**PRICED TO SELL QUICKLY !!!** Essex Guild Homes are delighted to Offer for Sale this One Bedroom Retirement Apartment with Elevated Views over the Communal Gardens.

If you are looking for an Affordable Retirement Flat **"BUY THIS"...**

**No Chain** / Keys Held. State Pensionable Age Buyers Only.

Lease Remaining: 66yrs   Service Charge: £223.05pcm   Ground Rent: £100.00pa  
Council Tax Band: C   EPC Rating: TBC   Tenure: Leasehold



**ESSEX GUILD HOMES**

WE VALUE PEOPLE, NOT JUST PROPERTY

Eastwood, Essex, SS9 5PZ

PRICED TO SELL QUICKLY JUST £75,000

VERY AFFORDABLE ONE BED 2ND FLOOR APARTMENT

VIEWS OVER THE COMMUNAL GARDENS

2ND FLOOR FLAT "READY TO MOVE IN"

LOUNGE OPEN TO FITTED KITCHEN

GOOD SIZE BEDROOM WITH FITTED WARDROBES

RESIDENTS LOUNGE / KITCHEN / LAUNDRY

COMMUNAL GARDENS AND PARKING

NO CHAIN / MUST BE VIEWED

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Energy Performance Rating: TBC

Council Tax Band: C

Inspected By: Thomas Devlin-James

**Lease Information:**

Length of Lease: 66 Years at the point of First Marketing

Ground Rent: £100.00pa

Buildings Insurance: £312pa, To Be Advised.

Service Charge: £223.05pcm, To Be Advised.

**Rooms:**

**Entrance Hall with Two Cupboards**

7' 1" (2.16m)

**Lounge / Dining Room**

12' 4" x 12' 2" (3.76m x 3.71m)

**Kitchen**

9' 1" x 6' 10" (2.77m x 2.08m)

**Bedroom**

12' 5" x 12' 3" (3.78m x 3.73m)

**Bathroom**

9' 1" x 6' 6" (2.77m x 1.98m)

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**Communal Facilities:**

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

**Disclaimer:** The measurements indicated are supplied for guidance only, potential buyers are advised to re-check the measurements before committing to any expense.



