



Eastwood, Guide Price £105,000 - £110,000, 1 Bed Ground Floor Flat Retirement

GROUND FLOOR with Views over the Gardens to Rear... Essex Guild Homes are pleased to Offer For Sale this One Bed Apartment... Dual Aspect Lounge opens to Dining Area. No Chain.

Good Communal Facilities: Residents Lounge & Kitchen, Laundry

Communal Grounds and Parking. Keys Held

Lease Remaining: 66yrs Service Charge: £223.05 Ground Rent: £100pa

Council Tax Band: C EPC Rating: Tenure: Leasehold



ESSEX GUILD HOMES

WE VALUE PEOPLE, NOT JUST PROPERTY

Rayleigh Road, Essex, SS9 5PZ

GROUND FLOOR ONE BED FLAT OVERLOOKING LANDSCAPED GARDENS TO REAR

PROPERTY CURRENTLY BEING CLEARED AND REFRESHED

JUST SECONDS FROM RESIDENTS FACILITIES i.e LOUNGE / KITCHEN / LAUNDRY / MAIN RECEPTION FOYER

18FT 7 LOUNGE / DINING

8FT 3 X 7FT 10 FITTED KITCHEN

DOUBLE BEDROOM

GOOD SIZE BATHROOM

COMMUNAL GROUNDS TO FRONT, SIDE AND REAR

VISITOR AND RESIDENTS PARKING

GROUND FLOOR FLATS RARELY COME TO MARKET IN THIS COMPLEX

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 with Doors to All Rooms

10' 6" (3.20m)

Lounge Opens to Sep Dining Area with Double Glazed Windows to Side and Rear

18' 7" x 9' 3" (5.66m x 2.82m)

Fitted Kitchen with Window Overlooking the Gardens

8' 3" x 7' 10" (2.51m x 2.39m)

Bedroom with Double Glazed Window Overlooking Gardens

11' 5" x 8' 0" (3.48m x 2.44m)

Generous Size Bathroom

7' 10" x 6' 6" (2.39m x 1.98m)

Lease

Length of Lease: 66 Years

Ground Rent: £100.00pa

Maintenance: £223.05pcm or £2,676.60pa

Buildings Insurance: £312pa

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

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.

General:

Construction: Standard Brick Built with Cavity

Heating: Storage Heaters and Wall mounted Heater to Bathroom

Windows: Double Glazed Water & Sewerage:

Mains Supply

Connectivity: Broadband:

Standard to Superfast .

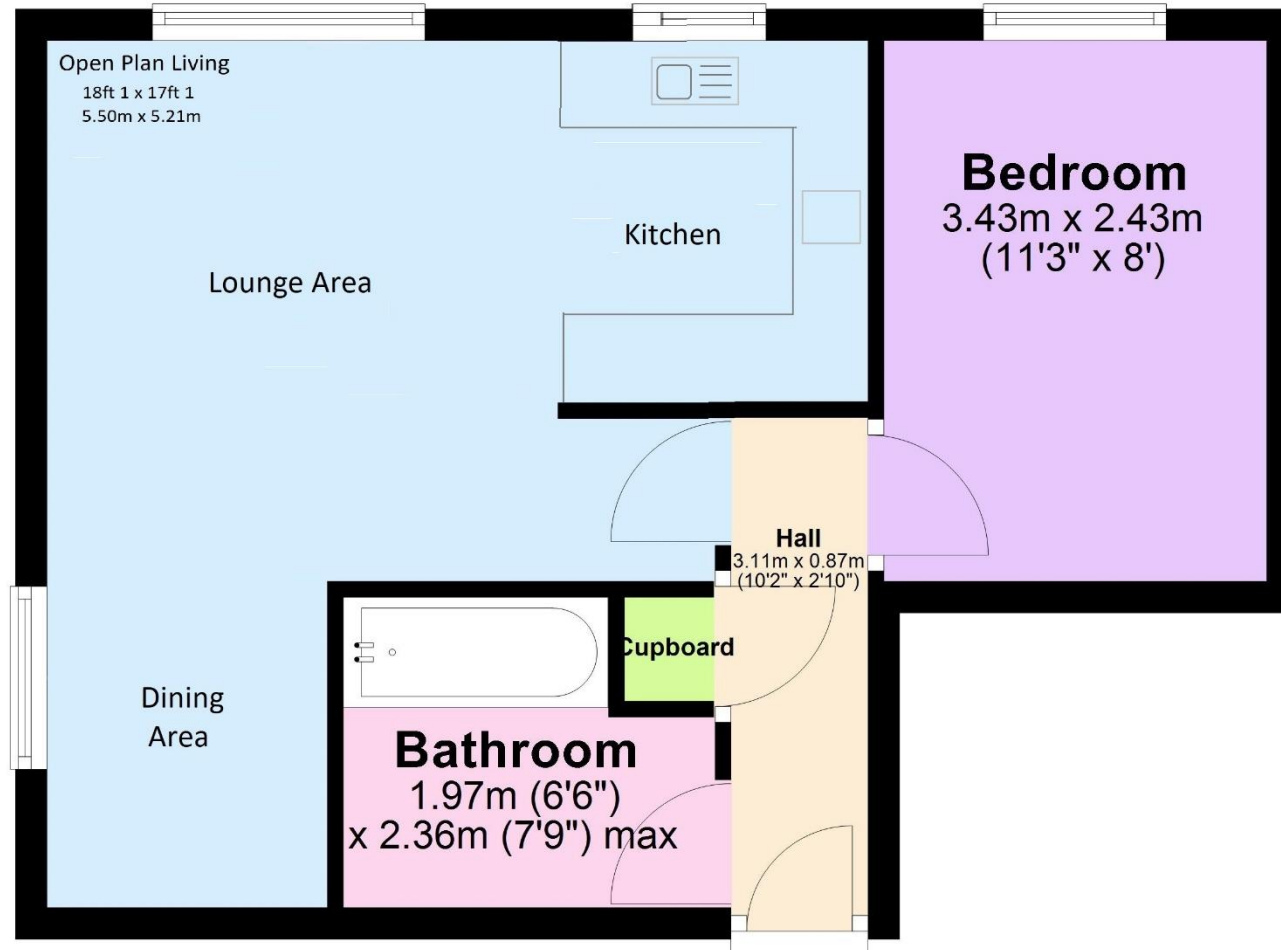
Information via checker.ofcom.org.uk Mobile: Good 4G and 5G Connection





Ground Floor

Approx. 38.1 sq. metres (410.5 sq. feet)



Total area: approx. 38.1 sq. metres (410.5 sq. feet)