



Eastwood, £119,500, One Bed Upper Floor Retirement Flat

SUPERB 2nd Floor Retirement Apt. Updated and Very Well Decorated.
One Good Size Bedroom. Open Plan Living Space with an 18ft 6" Lounge / Dining Area
and 10ft Modern Fitted Kitchen. Updated Bathroom with Shower over Bath.
Good Communal Facilities including Residents Lounge and Laundry Room

Lease Remaining: 65/66yrs TBA Service Charge: £220 - £230pcm TBA Ground Rent: £100 pa
Council Tax Band: C EPC Rating: C Tenure: Leasehold



Elizabeth House, Eastwood, Essex, SS9 5PZ

SUPERB ONE BED UPPER FLOOR RETIREMENT APARTMENT

LIFTS TO ALL FLOORS

REFURBISHED TO A VERY HIGH STANDARD

SOUTH FACING WINDOWS

18FT 6 LOUNGE / DINING ROOM

10FT FITTED KITCHEN

COMMUNAL FACILITIES INCLUDE RESIDENTS LOUNGE / KITCHEN & LAUNDRY ROOM

SMALL COMMUNAL RECEPTION LOUNGE TO FRONT

WELL LANDSCAPED GARDENS TO FRONT / SIDE & REAR

MUST BE VIEWED

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.

Lease Information:

Length of Lease: 65 / 66 Years To Be Advised

Ground Rent: £100 pa

Buildings Insurance: £350 - £400pa, To Be Advised.

Service Charge: £220 - £230 pcm, To Be Advised.

Rooms:

Reception Hall to Ground Floor with Security Entrance Door

Modernised Reception Area with New Carpets and Neutral Re-Painted Walls

Entrance Hall in the Apartment

Lounge / Dining Room Open Plan to Kitchen

Overall Measurement 25' 3" x 11' 3" max (7.69m x 3.43m)

Lounge / Dining Area with UPVC Double Glazing / South Facing Views

18' 6" x 9' 7" (5.63m x 2.92m)

Natural Wood Kitchen with Various Fitted Appliances

9' 7" x 7' 1" (2.92m x 2.16m)

Bedroom with South Facing Modern Double Glazed Window

15' 3" x 9' 5" (4.64m x 2.87m)

Re-Fitted Bathroom with Sep Shower over Bath

7' x 6' (2.13m x 1.83m)

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

Service Charge Includes:

- Water In / Water & Sewerage Out
- House Manager
- 24hr Careline Service
- All Recreational Areas
- Laundrette with Washers and Dryers
- Electric to all Communal Areas
- External Window Cleaning
- Gardening Satellite Dish in Loft and Individual Cabling to Each Flat



