## ESSEX GUILD HOMES: | 75 EASTWOOD ROAD, RAYLEIGH, ESSEX, SS6 7JN | TEL NO: 01268 777728 | www.essexguildhomes.co.uk













# 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









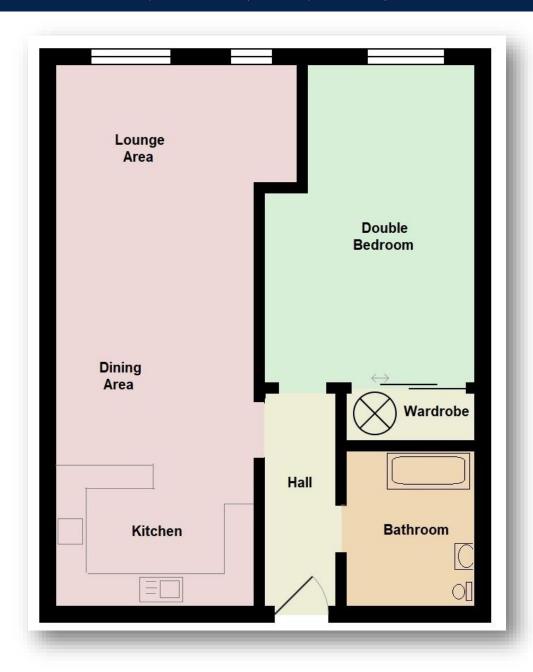












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