



### Eastwood, Guide Price £95,000 - £100000, 1 Bed Upper Floor Retirement

Essex Guild Homes are Pleased to Offer For Sale this Modern, Very Well Maintained and Well Decorated Upper Floor Flat. Views over the Gardens to Rear. Good Size Lounge / Dining Room open to Modern Style Kitchen. Large Fitted Shower Room, Double Bedroom. Full Communal Facilities: Laundry, Residents Lounge, Gardens & Parking

Lease Remaining: 65 years Service Charge: £241.14 Ground Rent: £100 pa Buildings Insurance: £312.65 pa  
Council Tax Band: C EPC Rating: C Tenure: Leasehold

Rayleigh Road, Essex, SS9 5PZ

**MODERN STYLE UPPER FLOOR ONE BEDROOM FLAT**

**GARDENS VIEWS TO REAR / QUIET OUTLOOK**

**GOOD SIZE LOUNGE / DINING ROOM**

**WELL DECORATED THROUGHOUT INCLUDING MODERNISED FITTED KITCHEN**

**FULLY FITTED SHOWER ROOM WITH LARGE WALK-IN SHOWER**

**COMMUNAL LOUNGE /LAUNDRY / FURTHER RECEPTION AREA**

**COMMUNAL PARKING AND COMMUNAL GARDENS**

**NO CHAIN**

**RESIDENTS MUST BE OF STATE PENSIONABLE AGE 66 / 67**

---

**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**

9' 6" (2.89m)

**Lounge / Dining Room**

13' 10" x 12' 2" (4.21m x 3.71m)

**Modern Styled Fitted Kitchen**

10' 9" x 6' 10" (3.27m x 2.08m)

**Bedroom**

12' 8" x 7' 10" (3.86m x 2.39m)

**Shower Room with Large Walk-In Shower**

8' 0" x 5' 10" (2.44m x 1.78m)



**Communal Facilities Include:**

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



**Notes:**

**Lease Information:**

Length of Lease: 65 Years at the point of First Marketing  
Ground Rent: £100.00 pa  
Buildings Insurance: £312.65  
Service Charge: £241.14 pa



**Service Charge Includes:**

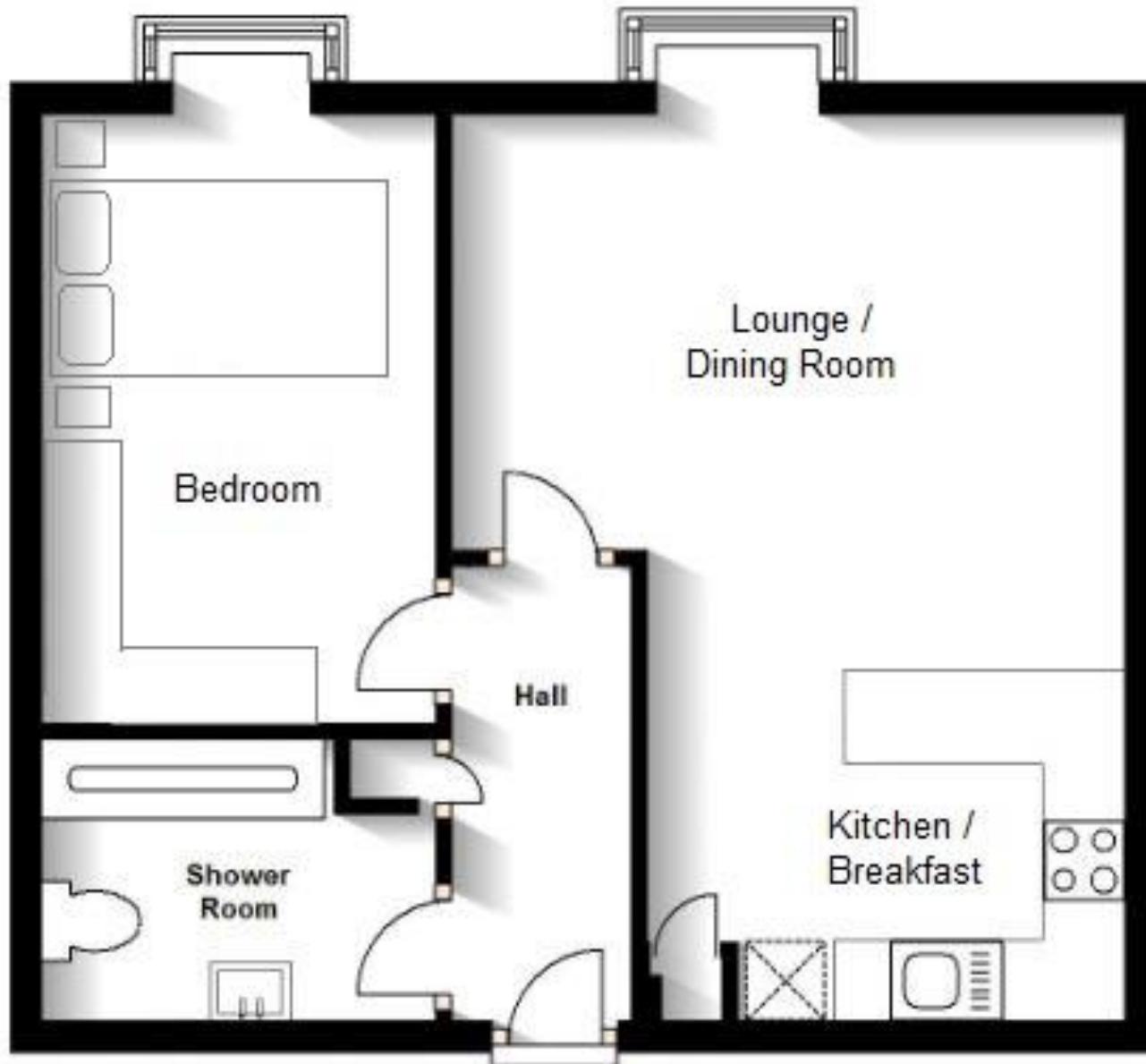
Water In Water & Sewerage Out  
House Manager  
24hr Careline Service  
All Recreational Areas  
Laundrette with Washers and Dryers  
Electric to all Communal Areas  
External Window Cleaning  
Gardening  
Satellite Dish in Loft and Individual Cabling to Each Flat



**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 to the Managing Agents.





◆ WE VALUE PEOPLE ◆ NOT JUST PROPERTY ◆