

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



Eastwood, Guide Price £95,000 - £100,000, 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: 65y rs 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

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)

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.



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

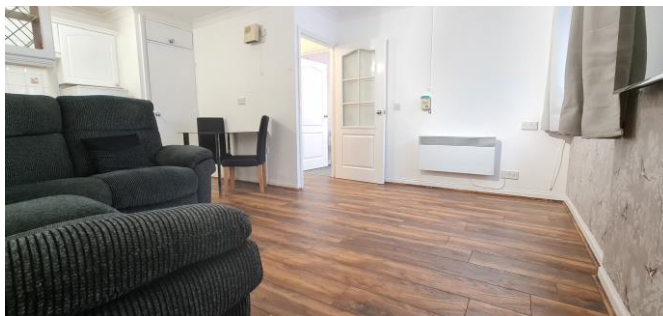
Service Charge Includes:

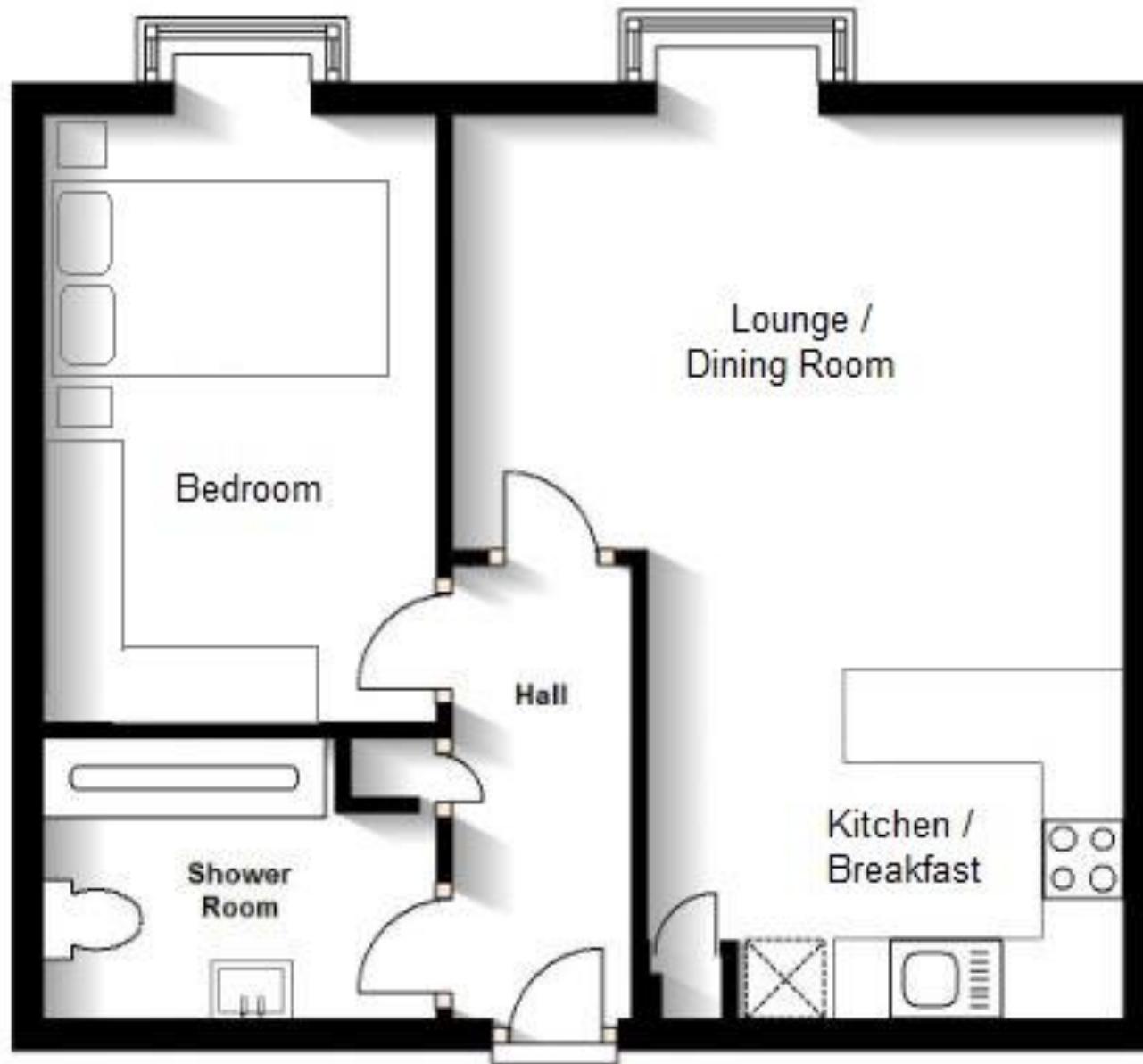
Water In Water & Sewerage Out
House Manager
24hr Careline Service
All Recreational Areas
Laundrette with Washers and Dryers
Electric to all Communal Areas
External Window Cleaning
Gardening
Satellite Dish in Loft and Individual Cabling to Each Flat

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 ◆