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EXCELLENCE IN ESTATE AGENCY

## Crown Heights, Crown Hill, Rayleigh, SS6 7HY



### Offers in Excess of £225,000

Offered for sale with NO ONWARD CHAIN, is this lovely one bedroom ground floor retirement apartment situated in a desirable purpose built block within easy reach of Rayleigh Station and all the amenities on offer in Rayleigh High Street. The property is well presented throughout, and has recently had a new kitchen fitted. Lease length - 80 years. Ground rent - £365 approx. per annum. Service Charge - £3,482 per annum. EPC rating - C. Our ref: 16040

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

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# Crown Heights, Crown Hill, Raleigh, SS6 7HY

Accommodation comprises:

Entrance via secure entry door to COMMUNAL HALL. Lifts to all floors. Access to COMMUNAL LOUNGE. Personal solid wood entrance door to:

## HALLWAY

Skimmed ceiling. Entry phone system. Built in storage cupboard. Radiator. Careline. Door to:



## KITCHEN 10' 6" x 9' 4" (3.2m x 2.84m)

Newly fitted. Skimmed ceiling. Double glazed window to front aspect. Range of base and eye level units with quartz working surfaces and matching upstands. Inset white sink with chrome mixer tap. Inset electric hob. Built in eyeline electric oven. Integrated microwave. Integrated fridge. Integrated washing machine. Integrated freezer. Radiator. Laminate flooring. Open plan to:



## LOUNGE/DINER 15' x 15' (4.57m x 4.57m)

Skimmed ceiling. Double glazed windows to front and side aspects. Two radiators.



**BEDROOM 12' 8" x 10' 5" reducing to 8' 9"**  
**(3.86m x 3.18m > 2.67m)**

Skimmed ceiling. Double glazed window to side aspect. Fitted wardrobes. Radiator.



**SHOWER ROOM 8' 8" x 6' 1" (2.64m x 1.85m)**

Skimmed ceiling. Three piece suite comprising low level w/c, hand wash basin with storage beneath and double shower cubicle with mixer shower. Heated towel rail. Tiled walls. Extractor fan.



**OUTSIDE OF PROPERTY:**

Private communal gardens. Car park with parking for residents.



**Agent's Note:**

**Lease length - 80 years approx.**

**Ground rent - £365 per annum**

**Service Charge - £3,482 per annum (includes water)**



TOTAL APPROX. FLOOR AREA 564 SQ.FT. (52.4 SQ.M.)

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**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.