



# FOR SALE

## Rayleigh Road, Leigh-On-Sea SS9 5PZ

£94,995 Leasehold Council Tax Band - C

- One Bedroom Retirement Apartment
- Large Lounge Area
- Fitted Kitchen
- Double Bedroom With Storage
- Convenient Location
- Beautiful Communal Gardens
- Communal Lounge And Kitchen
- Careline Alarm System
- Over State Retirement Age
- First Come First Serve Parking

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

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## Description

This large one bedroom apartment is offering a great space for retirement living for Over 60's. Benefitting from a large lounge area, fitted kitchen and bathroom and a double bedroom with storage space this home is a must see if you are looking for a new lifestyle! You will have access to stunning communal gardens, residents lounge, kitchen and laundry rooms, also having a Careline Alarm System in place in each property.

Located on Rayleigh Road this apartment is in a convenient location close to local amenities, travel routes and easily accessible to the A127. Parking is first come first serve and visitor bays provided for the family. You have safe phone entry system and block manager care throughout the day.

### Elizabeth House Retirement Home

Located on Rayleigh Road, this lovely retirement facility for the over state retirement age is an excellent choice for those looking for independent living with a little extra peace of mind. Featuring beautiful communal gardens to the rear of the block, first come first serve parking, communal lounge, communal kitchen, laundry and lift to all floors. Each property also has Careline alarm service.

#### Entrance

Carpet flooring, electric storage heater, skirting, coving to ceiling, pendant lighting.

#### Lounge

Carpet flooring, electric storage heater, double glazed windows to front aspect, phone entry system, careline system, skirting, coving to ceiling, pendant lighting.

#### Kitchen

Wood effect flooring, base and wall units, roll top work surfaces incorporating stainless steel sink & drainer, integrated oven, hob with extractor over, space for fridge freezer, pendant lighting.

#### Bedroom

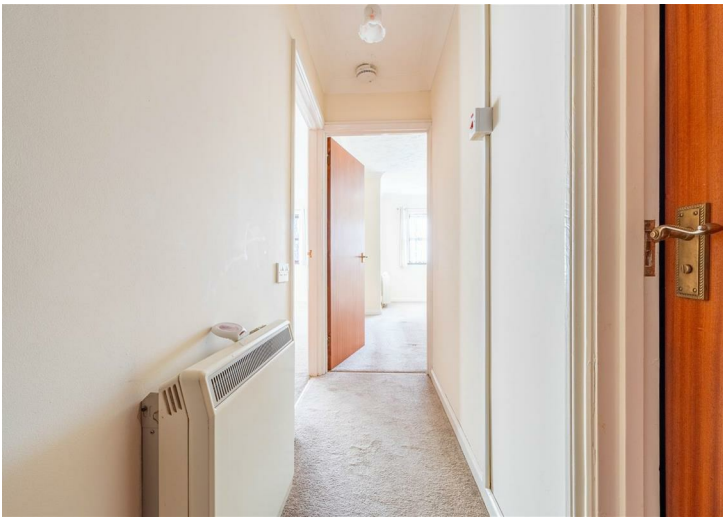
Carpet flooring, electric storage heater, double glazed window to front aspect, built in wardrobes, skirting, coving to ceiling, pendant lighting.

#### Bathroom

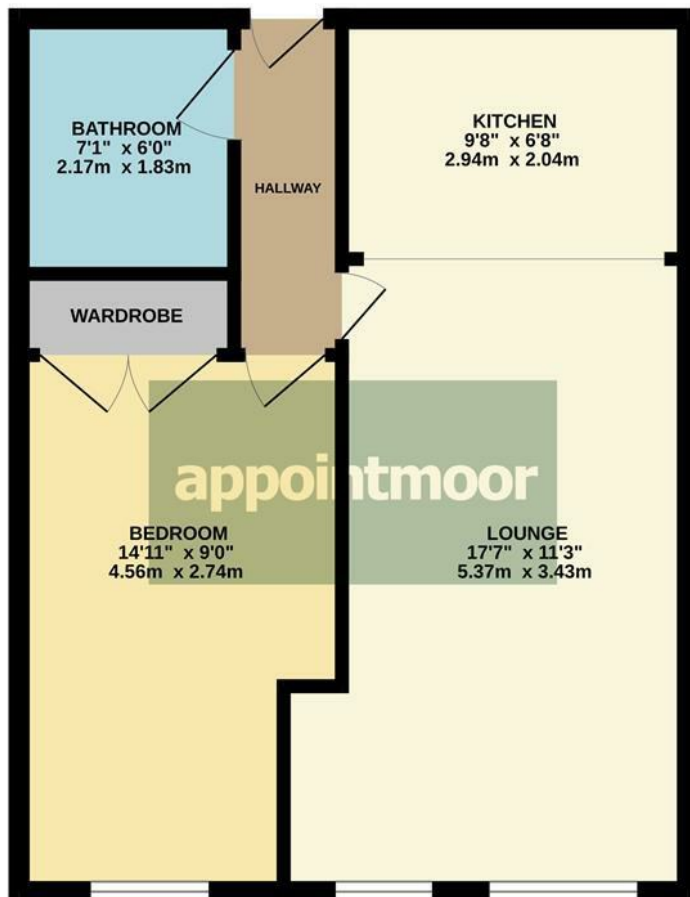
Laminate flooring, tiled walls, panelled bath with shower system over, hand basin, W/C, extractor, pendant lighting.

#### Tenure

Leasehold  
Lease Remaining: 66 Years  
Ground Rent: TBC  
Service Charges: TBC



GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 453 sq.ft. (42.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>85</b>	<b>85</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**AGENTS NOTES:** Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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