



Hockley Road

Rayleigh

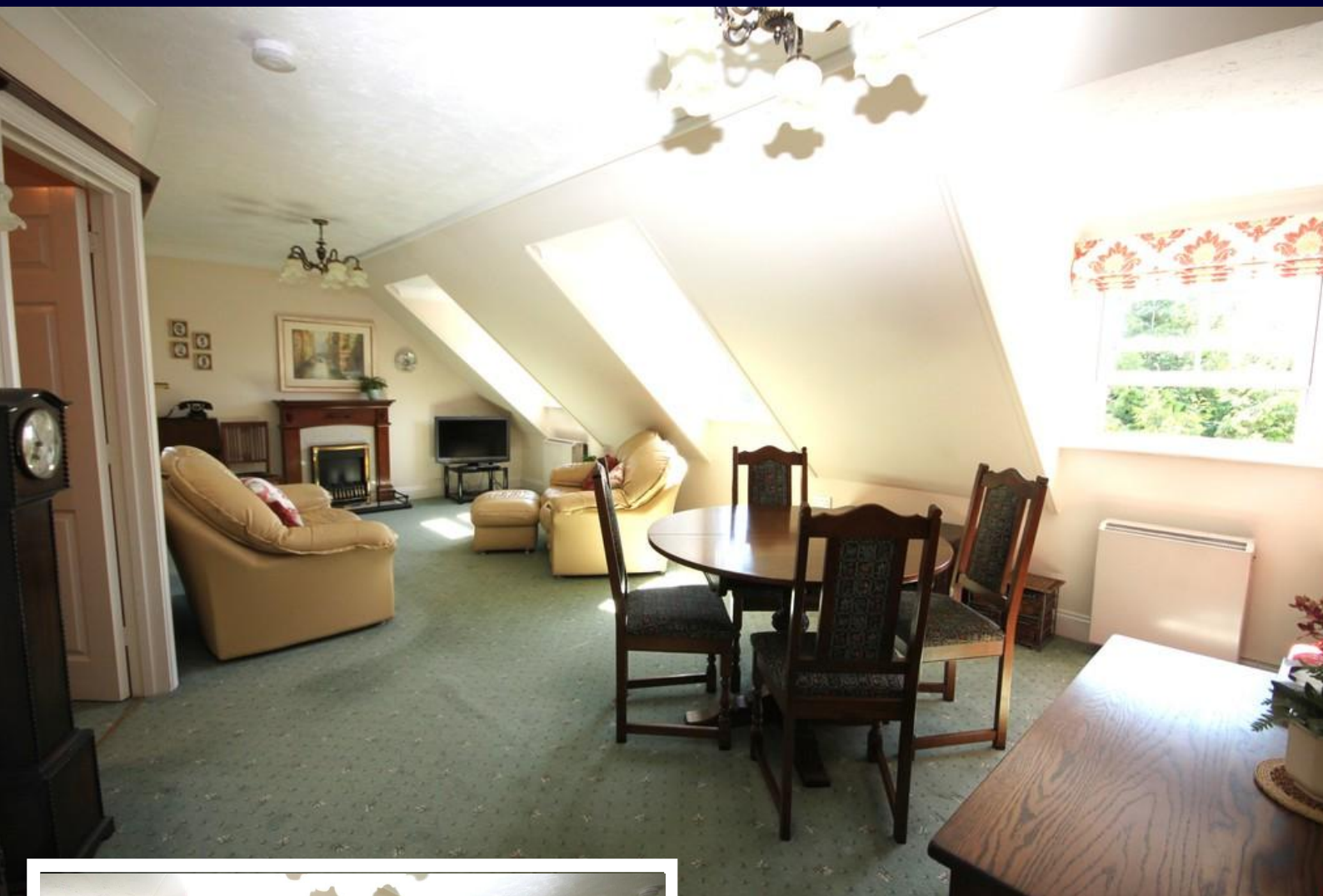
- FULL LIFT SERVICE
- PRIVATE GARDENS
- PARKING
- EXCEPTIONAL SIZE LIVING ROOM



Guide Price £225,000

Exclusive second floor retirement apartment with full lift service. Vacant and ready to move into, communal lounges and laundry room. Beautiful private garden and parking. Just a stone throw from Rayleigh Town Centre. Great size living room 25' x 11'6. Fitted wardrobes to the large bedroom.





AGENTS NOTES

This spacious second floor over 55 retirement apartment which has far reaching views from all the main rooms, needs to be viewed to be fully appreciated !

Initially designed to have two bedrooms the original purchaser had it cleverly redesigned and built to provide an alternative layout incorporating a large dining area.

All rooms have the benefit of emergency pull cords. There is a loft space with a ladder and additional suite case storage in a cupboard off the communal landing.

The lounge is a great size and the double bedroom is exceptional with fitted wardrobes.

The complex is eagerly sought after and just a short stroll to Rayleigh Town Centre with regular bus routes to all areas close at hand.

There is a full lift service as well as two communal lounges regularly visited by residents as well as a laundry room and guest suite for people to come and stay. Brooklands also benefits from a very helpful House Manager

Wonderful private gardens to the rear and ample resident's and visitor parking to the front and side



HALL

Built in cupboard to the side and access to the bathroom.
Access to the loft .

LIVING ROOM/ DINING ROOM

22' 6" x 11' 8" (6.86m x 3.56m) An exceptional size main living room / dining room with three windows to the front aspect south facing therefore offering plenty of light and sun and great views. A room to accommodate plenty of furniture and nicely laid out with one end currently used as a dining area with a rather nice recess creating space for a sofa bed.

Electric storage heaters.

There is a archway through to the kitchen and further doorway to the large double bedroom.



KITCHEN

8' 9" x 7' 4" (2.67m x 2.24m) Larger than usual fitted kitchen with fitted floor and wall cupboards to three walls including a built in hob and oven, good extensive work surface areas. Window to the side.

BATHROOM

Very well presented with a paneled bath with electric shower W.C. and wash basin.

BEDROOM

22' 4" x 10' 6" (6.81m x 3.2m) Fabulous size bedroom with built in wardrobe cupboards and south facing window to the front with great views.

Two wardrobe double doors open up to a further walk in storage space Electric storage heater.



GARDEN

Beautifully tended private rear garden, great size.

PARKING

Ample resident's and visitor parking to the front and side.

TENURE

LEASE - 72 YEARS REMAINING.

SERVICE CHARGE Refer to Agent

GROUND RENT - £128 PER ANNUM

COUNCIL TAX BAND - C (ROCHFORD DISTRICT COUNCIL)

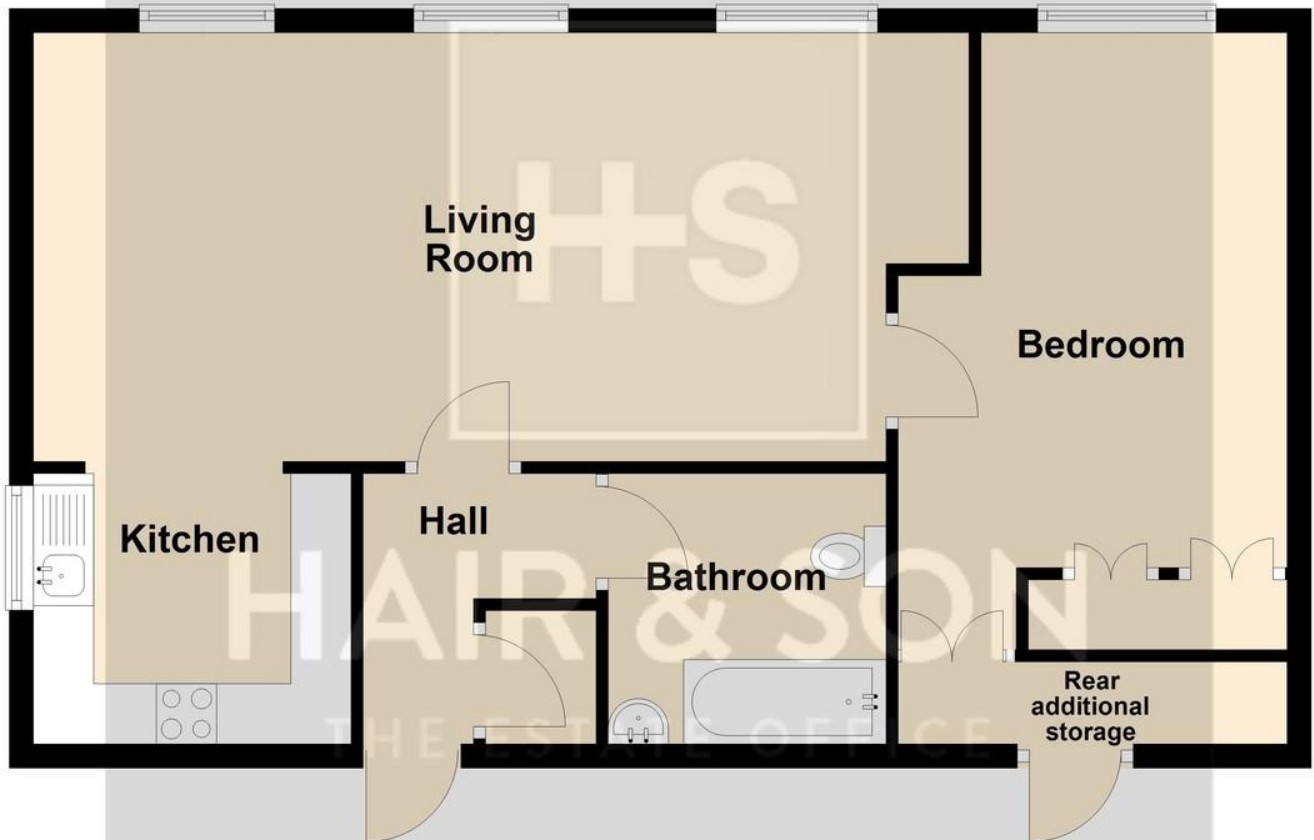
EPC RATING - C



These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.

Second Floor

Approx. 61.4 sq. metres (660.5 sq. feet)



Total area: approx. 61.4 sq. metres (660.5 sq. feet)

Regulated by RICS

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