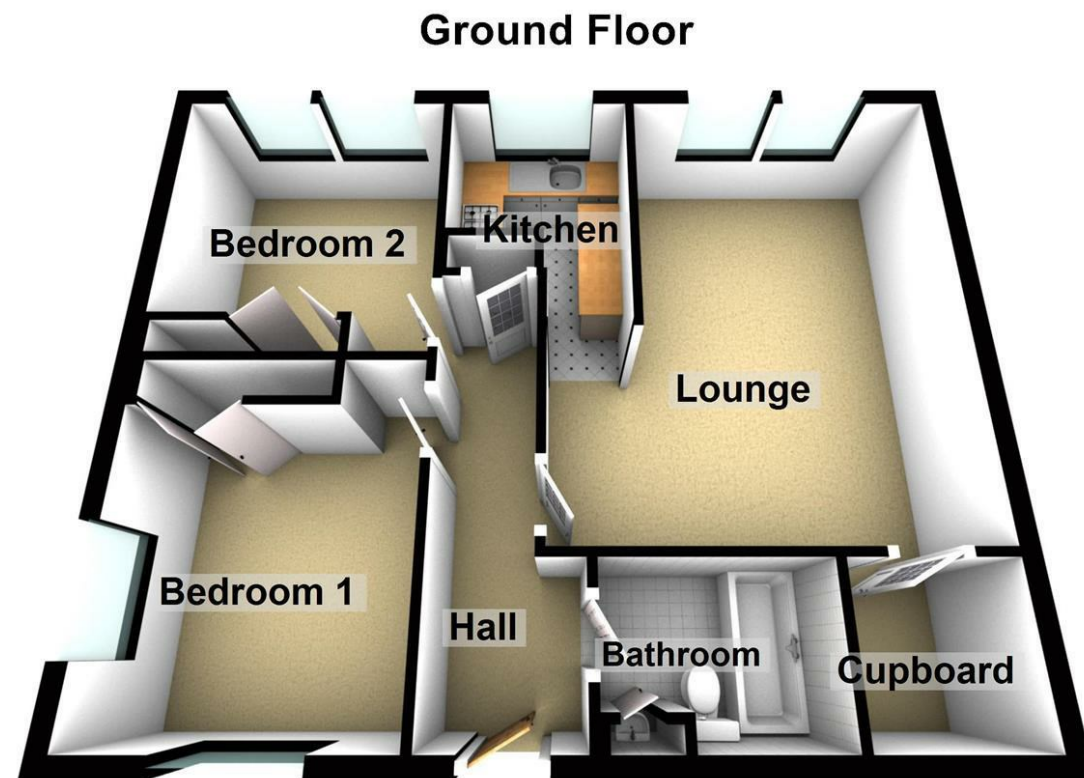




**Bellingham Lane
Rayleigh, SS6 7HN
£250,000**

- GROUND FLOOR RETIREMENT APARTMENT
- TWO GOOD SIZE BEDROOMS
- 17' LOUNGE
- BATHROOM
- LARGE WALK IN CUPBOARD
- FITTED KITCHEN
- COMMUNAL LANDSCAPED GARDENS
- CARELINE AND HOUSE MANAGER
- HIGH STREET LOCATION
- RECENTLY FITTED CARPETS THROUGHOUT



**12-14 Berrys Arcade
High Street
Rayleigh
SS6 7EF**

**Tel: 01268 770728
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www.stgeorgehomes.co.uk**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



*** GROUND FLOOR APARTMENT HAVING TWO GOOD SIZE BEDROOMS, RE-FITTED KITCHEN AND BATHROOM***

Homeregal House is situated in a prime location just off Rayleigh High Street with excellent shopping facilities, restaurants, cafe's, bus routes and access to Rayleigh's mainline Station, also within a short walk is the National Trust's Rayleigh Mount & The Mill Complex offering various entertainment.

Viewing is highly recommended of this light and airy two bedroom spacious two bedroom ground floor retirement apartment offering well planned accommodation including a 17' lounge with views of the garden and car park and large walk in cupboard, arch to fitted kitchen, two good size bedrooms, bathroom having wall mounted shower.

Within the complex is a communal lounge, laundry room, house manager, careline system, lift to all floors landscaped gardens & private parking.

COMMUNAL ENTRANCE

Communal door with entry phone system and direct access to the apartment, access to communal lounges, house manager's office, stairs & lift to laundry room, landscaped garden and upper and lower floors.

APARTMENT ENTRANCE

Door to:

HALLWAY

Built in storage cupboard, door to bathroom, lounge and bedrooms, entry phone & care line system.

LOUNGE 17'1 x 12'9 narrowing to 10 (5.21m x 3.89m narrowing to 3.05m)

Two double glazed Georgian 'tilt and turn' windows to front aspect, two electric radiators, large walk in cupboard, TV point, wall mounted entry phone system and careline cord, wall lights, coving to textured ceiling, carpet, arch to kitchen.

KITCHEN 9'2 x 5'9 (2.79m x 1.75m)

Double glazed Georgian 'tilt and turn' window to front aspect, fitted with a range of wall mounted units and base units with rolled edge work surfaces incorporating stainless steel sink and drainer unit, complementary tiling to walls, built in double oven and induction hob, space for fridge.

BEDROOM ONE 13'8 x 9'8 (4.17m x 2.95m)

Two double glazed Georgian 'tilt and turn' windows to side and rear aspect, built in wardrobe, wall lights, storage heater.

BEDROOM TWO

Two double glazed Georgian 'tilt and turn' windows to

front aspect, built in wardrobe with mirrored fronts, storage heater, coving to textured ceiling.

BATHROOM 7'1 x 5'5 (2.16m x 1.65m)

Suite comprising of large walk in shower with glazed screen & fitted hand rails, wash hand basin with vanity under, low level w.c, complementary tiling to walls, coving to textured ceiling.

COMMUNAL GARDENS

Fabulous landscaped gardens with raised flower and shrub beds, rose gardens, lawn area's and seating area's.

COMPLEX

The complex is for the over 55's with house manager, communal lounges, laundry room, guest suite, landscaped gardens & parking.