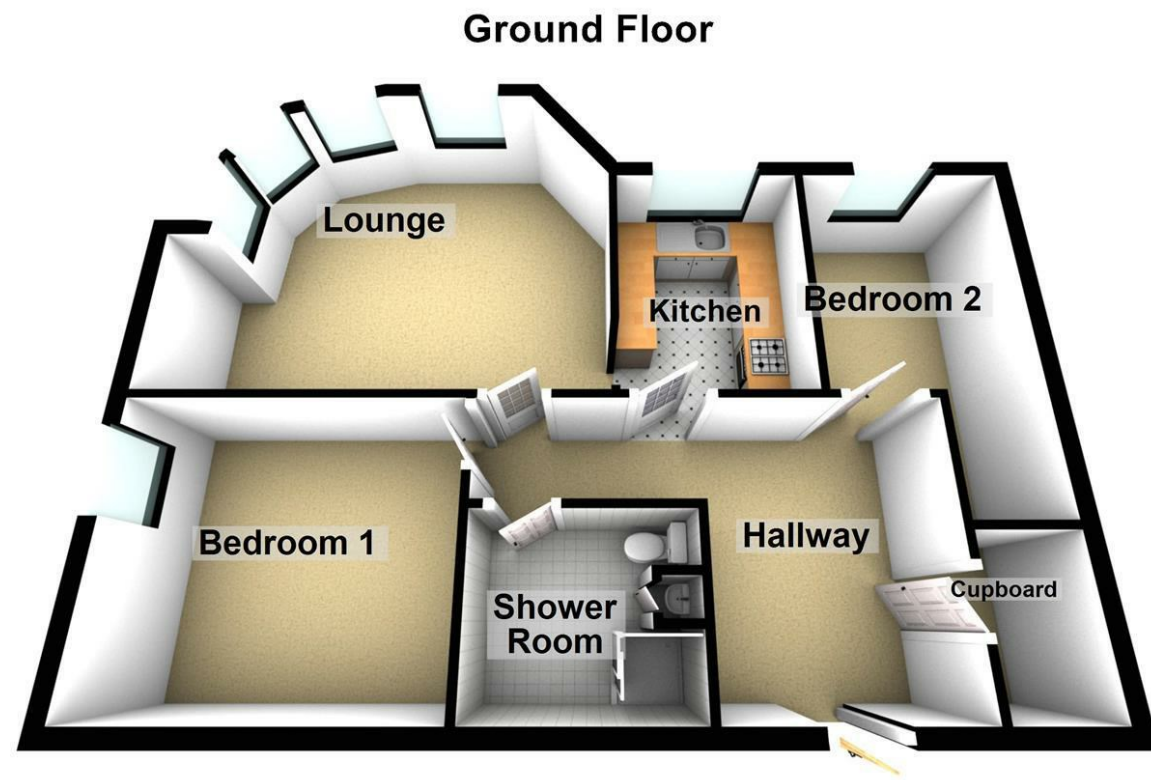


12-14 Berrys Arcade
High Street
Rayleigh
SS6 7EF

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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		



3 Crown Heights Rayleigh, SS6 7HY £255,000

- 2 Double Bedrooms
- Spacious Lounge With Turret style Window
- Modern Kitchen
- Quality Shower Room
- Care Line & House Manager
- Parking & Communal Gardens
- Just Off Rayleigh High Street
- Quality Living For Over 55's
- No Onward Chain
- Ground Floor Apartment



***** BRIGHT & SPACIOUS 2 BEDROOM GROUND FLOOR APARTMENT *****

A well maintained 2 bedroom retirement apartment offers well proportioned accommodation with 2 double bedrooms, quality bathroom, delightful lounge with turret style window, modern fitted kitchen, care line system & house manager, Within the complex is a communal lounge, delightful garden & parking area with un-allocated spaces, Situated just off the popular Rayleigh High Street with shops and eateries cafe's & public houses, The property is being offered with no onward chain !

ACCOMMODATION

Communal door with Entryphone system

HALLWAY

Large walk in cupboard, radiator, coving, power points, Entryphone & care line system,

LOUNGE 15'8 x 13'5 (4.78m x 4.09m)

Double glazed windows to turret elevation, coving, radiator, power & Tv points,

KITCHEN 9'4 x 7'8 (2.84m x 2.34m)

Double glazed window, fitted with a modern range of cream shaker style units to both eye level & base level contrasting rolled edge worktops incorporating gas hob with extractor fan, oven, splash back tiling & worktop lighting, newly installed boiler, stainless steel sink drainer, plumbing for washing machine, integrated fridge/freezer,

BEDROOM 1 12'1 x 9' (3.68m x 2.74m)

Double glazed window, fitted wardrobes to recess area, radiator, power points, care line pull, coving,

BEDROOM 2 13'5 x 9'2 (4.09m x 2.79m)

Double glazed window, radiator, power points, coving careline pull

SHOWER ROOM

Large walk in shower with glazed screen, low level wc, vanity wash hand basin with storage cupboards below, quality tiled walls, radiator, extractor fan,

COMPLEX

The complex is designed for over 55' with a house manage, communal lounge care line system, delightful gardens with patio's lawn and raised shrub beds,

PARKING

To the side of the property is the parking area being on an un-allocated basis,