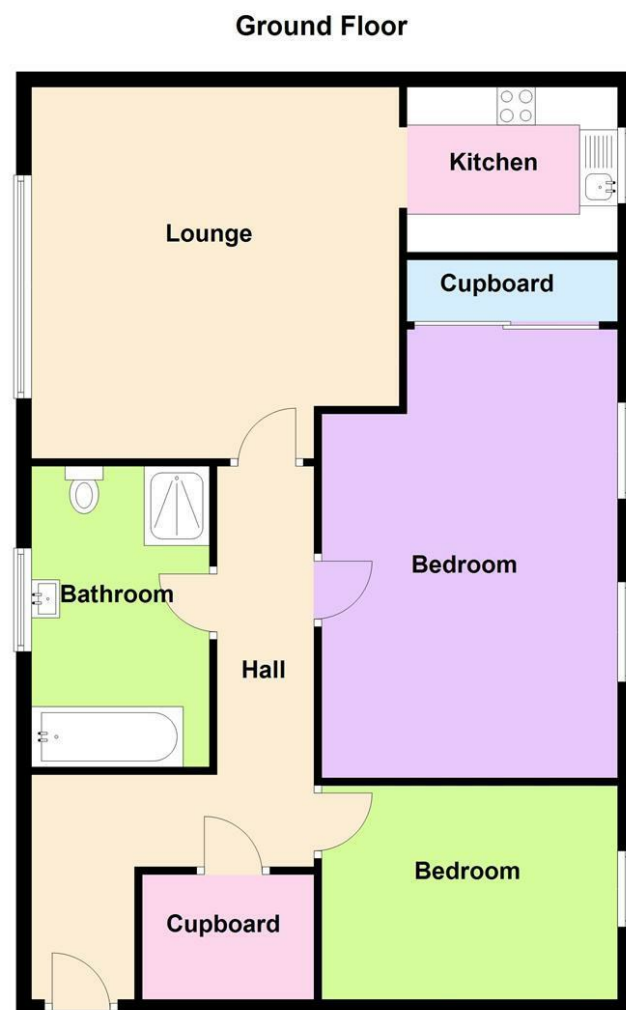


12-14 Berrys Arcade  
High Street  
Rayleigh  
SS6 7EF

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



## Crown Heights Crown Hill Rayleigh, Essex SS6 7HY £250,000

- Spacious 2 Bedroom Retirement Flat
- 16'1 x 15'5 Lounge
- Modern Kitchen & Bathroom
- Communal Gardens & Parking
- House Manager & Careline System
- Close To Rayleigh High Street
- Well Maintained apartment
- Lift
- Early Viewing Advised
- No Onward Chain





#### \*\*\*\* 2 BEDROOM RETIREMENT APARTMENT CLOSE TO HIGH STREET \*\*\*\*

Nestled in the charming area of Crown Hill, Rayleigh, we are delighted to present this spacious two-bedroom retirement flat, perfect for those seeking a comfortable and serene living environment. This well-appointed apartment boasts a generous reception room, providing an inviting space for relaxation and socialising.

The two bedrooms are thoughtfully designed to offer ample space and natural light, ensuring a peaceful retreat at the end of the day. The flat also features a well-equipped bathroom, catering to all your daily needs with ease.

This property is ideally suited for individuals or couples looking to downsize without compromising on comfort or convenience. The surrounding area of Rayleigh offers a delightful community atmosphere, with local amenities and transport links within easy reach, making it an ideal location for retirement living.

This apartment presents a wonderful opportunity to enjoy a tranquil lifestyle in a welcoming community. We invite you to consider this lovely flat as your next home.

#### ACCOMMODATION

Communal entrance door with Entryphone system leading to communal hallways stairs & lift , house managers office & residents lounge

#### RECEPTION HALL

Large walk in storage cupboard, entry phone system, access to loft space, radiator, power points,

#### LOUNGE 16'1 x 15'5 (4.90m x 4.70m)

Double glazed window to side, coving, radiator, power points, careline cord, Tv point,

#### KITCHEN 9'7 x 9'4 (2.92m x 2.84m)

Double glazed window to side, fitted with a modern range of cream Shaker style units to both eye & base level, complimentary worktops incorporating stainless steel sink drainer, gas hob with extractor fan, oven, plumbing for washing machine, integrated fridge & freezer, splash back tiling, combination boiler, coving, power points, worktop lighting,

#### BEDROOM 1 15'9 x 12'7 (4.80m x 3.84m)

Double glazed window to side, fitted wardrobes to one wall, radiator, power points, coving, careline cord,

#### BEDROOM 2 12'3 x 9'2 (3.73m x 2.79m)

Double glazed window to side, coving, radiator, power points, careline cord,

#### BATHROOM

Double glazed window to side, modern white suite comprising, panelled bath, separate shower with glazed surround, low level wc, vanity wash hand basin with storage cupboard below, part tiled walls, careline cord, radiator, extractor fan,

#### COMPLEX

The complex has a house manage, residents lounge, courtyard garden and parking (no allocated spaces)