



## Eastwood, £139,995, 2 Bedroom Ground Floor Retirement Flat

**REFURBISHED** to a **VERY HIGH** Standard. Essex Guild Homes are delighted to Offer this **GROUND** Floor Two Bed Retirement Apartment on an Envious Corner Position. Bright and Spacious with a **SUPERB NEW** Bathroom and **NEW** Fully Fitted Kitchen. Popular Complex of around 40 Apartments with Lots going on.

Length of Lease: 67 Years    Ground Rent: £50.00pa    Council Tax Band: D    EPC Rating: C



Rayleigh Road, Essex, SS9 5PZ

REFURBISHED TO A VERY HIGH STANDARD

TWO BEDROOM APARTMENT

ENVIABLE GROUND FLOOR "CORNER POSITION" NEAR MAIN FACILITIES

BRAND NEW FULLY FITTED KITCHEN WITH DISHWASHER / WASHING MACHINE / INTEGRATED FRIDGE FREEZER & MICROWAVE

STUNNING BRAND NEW BATHROOM

NEW WIRING AND CONSUMER UNIT

RE-PLASTERED AND RE-PAINTED IN NEUTRAL COLOURS

BRIGHT AND SPACIOUS "SHOW HOME STANDARD" THROUGHOUT

NO CHAIN

MUST BE VIEWED TO FULLY APPRECIATE

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Energy Performance Rating: C

Council Tax Band: D

Inspected By: Thomas Devlin-James

**Disclaimer:** The measurements indicated are supplied for guidance only, potential buyers are advised to re-check the measurements before committing to any expense.

**Rooms:**

**L-Shaped Entrance Hall**

**Lounge / Dining Room** with South Facing Window

13' 5" x 13' 3" (4.09m x 4.04m)

**Brand New Fully-Fitted Kitchen Area** with Cooker, Hob and Extractor Fan

10' 0" x 5' 9" (3.05m x 1.75m)

**Ground Floor Bedroom One** with Windows to Two Sides

12' 0" x 11' 11" (3.65m x 3.63m)

**Ground Floor Bedroom Two** with Window to Side

10' 6" x 6' 5" (3.20m x 1.95m)

**Brand New Fully-Fitted Bathroom** with Three Piece Suite

**Communal Facilities:**

Reception Seating Area

Residents Lounge with Attached Kitchen

Communal Gardens

Laundry Room

Mobility Storage Area

Visitor and Residents Parking Areas

Gardens Surround the Building

**Lease Information:**

**Length of Lease:** 67 Years

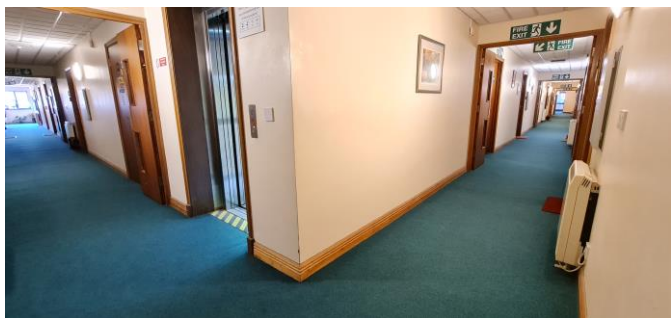
**Ground Rent:** £50.00pa

**Maintenance:** £2529.00pa (2023-24 figures to be confirmed.)

**Buildings Insurance:** £400 - £500pa



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