



## Eastwood, Guide Price £110,000 - £115,000, 1 Bed Upper Floor Flat Retirement

Essex Guild Homes are Delighted to Offer For Sale this Very Well Maintained One Bedroom Apartment in this Sought After Retirement Complex. This Bright Lounge / Dining Room opens to the Fitted Kitchen. Good Size Shower Room. Good House Facilities including Laundry. No Chain. Viewing Advised.

Lease Remaining: 66yrs Service Charge: £220pcm TBC Ground Rent: £50 PA Council Tax Band: C EPC Rating: C



ESSEX GUILD HOMES

WE VALUE PEOPLE, NOT JUST PROPERTY

Elizabeth House, Rayleigh Road, Essex, SS9 5PZ

WELL MAINTAINED ONE BEDROOM APARTMENT

GOOD SIZE WELL DECORATED ROOMS

LOUNGE OPENS TO FITTED KITCHEN

FITTED WARDROBES TO BEDROOM

WELL FITTED SHOWER ROOM

COMMUNAL FACILITIES INCLUDE: LAUNDRY, RESIDENTS LOUNGE,  
ENTRANCE RECEPTION AREA

LOVELY WELL LANDSCAPED GARDENS

COMMUNAL AND VISITOR PARKING

NO CHAIN

MUST BE VIEWED

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Last Energy Performance Rating: C

Council Tax Band: C

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:

Communal Main Entrance Hall on Ground Floor with Reception Area

Apartment Entrance Hall

Lounge / Dining Room ~ Well Decorated with Double Glazed Window  
12' 4" x 12' 3" (3.76m x 3.73m)

Fitted Kitchen Off the Lounge  
9' 1" x 6' 9" (2.77m x 2.06m)

Bedroom with Fitted Wardrobes and Double Glazed Windows  
12' 4" x 12' 0" (3.76m x 3.65m)

Shower Room with Fitted Shower, hand basin, WC and Wall Mounted Heater  
9' 2" x 6' 6" (2.79m x 1.98m)

**Additional:**

**Full Height** Storage Cupboard in Hallway

**Airing Cupboard** with Hot Water Cylinder and space for Storage

**Communal Facilities:**

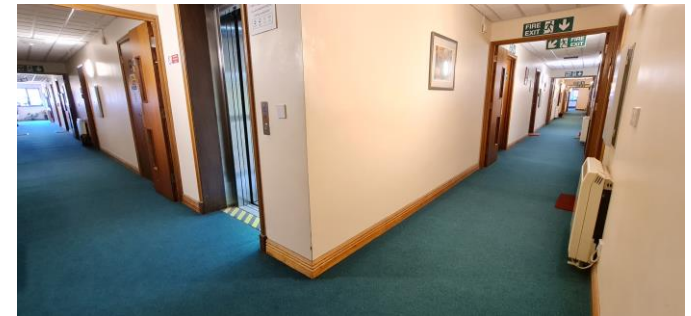
Reception Seating Area  
Residents Lounge with Attached Kitchen  
Communal Gardens  
Laundry Room  
Mobility Storage Area  
Visitor and Residents Parking Areas  
Gardens Surround the Building

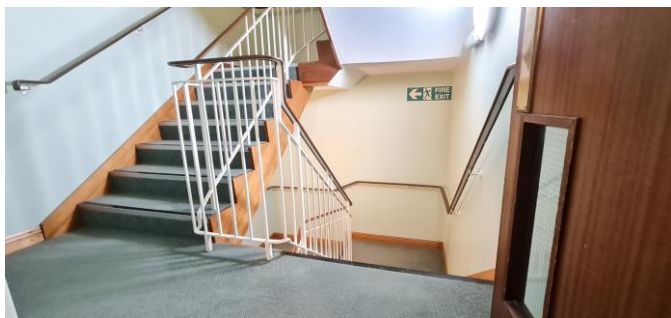
**Lease information:**

Length of Lease: 66 Years  
Ground Rent: £50.00pa  
Maintenance: £2529.00pa (2023-24 figures to be confirmed.)  
Buildings Insurance: Approx £400pa TBC

**Notes:**

**This Complex is open to all Residents of State Pensionable Age  
66 / 67 Years of Age**





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