

ESSEX GUILD HOMES: | 75 EASTWOOD ROAD, RAYLEIGH, ESSEX, SS6 7JN | TEL NO: 01268 777728 | www.essexguildhomes.co.uk



Eastwood, Guide Price £170,000 - £175,000, 1 Bed Flat

Essex Guild Homes are Pleased to Offer For Sale this **Well Maintained** One Bed First Floor Apartment in a Very Popular Location. 14ft Lounge / Dining Room, 13ft Galley Style Kitchen, 14ft 10" Bedroom and Fitted Bathroom. Garage to the Rear. Long Lease, **Band A** Lowest Council Tax. **NO CHAIN**. Very Good Service Charge of **Just £51 pcm**

Lease Remaining: 147 yrs Service Charge: £611.68pa £51 per month Ground Rent: £6 ½ Yearly

Council Tax Band: A EPC Rating: D Tenure: Leasehold



Musket Grove, Essex, SS9 5EY

Rooms:

L Shaped Entrance Hall with Double Cupboard & Separate Airing Cupboard

Lounge / Dining Room with Large Window to Front

14' 1" x 10' 2" (4.29m x 3.10m)

Modern Fitted "Galley Style" Kitchen. Door to Lounge

13' (3.96m)

Bedroom One with Built-In Wardrobe

14' 10" max x 11' 8" (4.52m x 3.55m)

Bathroom with Three Piece Suite and Shower Attachment to Bath

8' 8" x 5' 11" (2.64m x 1.80m)

Energy Performance Rating: D

Council Tax Band: A

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.

Communal Gardens surround the Building

Garage in a Block

Lease Information:

Lease: 199 yrs from 1972

Lease Length: Over 145 Remain

Buildings Insurance: £327.40 pa

Ground Rent: £12 pa Payable in Two Instalments of £6 each Six Months

Service Charge: £51 pcm or £611.68 Annually

Managing Agents: Hair and Son

Notes:

Energy Performance Rating: D

Council Tax Band: A

Build Type: Standard Brick Built Construction with Cavity Wall

Mobile Coverage: Assessed as Good 4G & 5G Coverage

Broadband Coverage: Standard to Ultrafast.
information provided by Ofcom Checker



| Broadband type | Highest available download speed | Highest available upload speed | Availability |
|----------------|----------------------------------|--------------------------------|--------------|
| Standard | 14 Mbps | 1 Mbps | ✓ |
| Superfast | 66 Mbps | 19 Mbps | ✓ |
| Ultrafast | 1000 Mbps | 1000 Mbps | ✓ |

Networks in your area - [CityFibre](#), [Openreach](#)

Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.

