



Rayleigh, Guide Price £240,000 - £250,000, 2 Bed Ground Floor Flat

THE SIZE OF A BUNGALOW AND ON THE GROUND FLOOR !!!

Positioned Very Close to the Town Centre. Essex Guild Homes are pleased to Offer For Sale this Good Size and Very Well Maintained Two Bed Apartment. 22ft Lounge Dining Room, Lovely Kitchen,

PRIVATE GATED Small Complex with Parking. **NO CHAIN**

Lease Remaining : 122 Years Service Charge : £70 pcm Ground Rent : Zero

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

Uplands Park Road, Essex, SS6 8AY

TWO BED GROUND FLOOR APARTMENT

THE SIZE OF A BUNGALOW BUT MUCH MUCH CHEAPER !

IF YOU ARE LOOKING FOR A BUNGALOW THEN HAVE A LOOK AT THIS TOO !

"PRIVATE & GATED" SMALL COMPLEX

JUST A FEW MINUTES WALK FROM THE HIGH STREET

22 FT LOUNGE DINING ROOM

LOVELY FITTED KITCHEN

COMMUNAL GROUNDS AND ALLOCATED & VISITOR PARKING

NO CHAIN

**VERY CHEAP SERVICE CHARGE OF JUST £70PCM / 122 YR LEASE
& NO GROUND RENT TO PAY**

Energy Performance Rating: D

Council Tax Band: B

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 with Full Height Storage Cupboard
7' 10" max X 6' 5" max (2.39m x 1.95m)

Lounge / Dining Room with Double Glazed Window to Front
22' Narrows to 16' 3" x 12' 3" (6.70m x 3.73m)

Fitted Kitchen with Window Overlooking Gardens
9' 2" x 7' 10" (2.79m x 2.39m)

Inner Hallway with Doors to to Bedrooms and Bathroom
6' 7" (2.01m)

Bedroom Overlooks Communal Gardens
12' x 7' 10" (3.65m x 2.39m)

Bedroom with Double Glazed Window to Front
12' 1" x 9' 11" (3.68m x 3.02m)

Bathroom with Shower over Bath and Screen
9' 1" max x 6' 2" (2.77m x 1.88m)

Service Charge / Maintenance Charge Includes :

External Lighting Communal Areas
External Window Cleaning
Gardening
General Maintenance throughout External Building and Grounds

Lease information:

Length of Lease: 122 Years at the point of First Marketing
Service Charge: £70 per month
Ground Rent: Zero
Buildings Insurance: Included in Service Charge TBC

General Notes:

Heating: Via Gas Boiler and Radiators
Electricity: Mains Supply
Gas: Mains Supply
Water: Mains Supply
Sewerage: Mains Drainage
Parking: Allocated & Visitor Bays
Construction: Standard Brick Built with Cavity Filled (Assumed) information Obtained from the EPC
Mobile Connection: Good 4G & 5G Connections as per www.signalchecker.co.uk
Broadband: Standard to Superfast Availability

External Cupboard Houses Electrical / Gas Connections





