



Eastwood, £120,130, Two Bed Upper Floor Retirement Flat

One of the Largest Flats in this Complex with Garden Views !

Essex Guild Homes are delighted to Offer this Two Bed Second Floor Retirement Property with Large Lounge / Dining Room open at One End to the Fitted Kitchen with Appliances !

Superb Communal Facilities with Gardens & Visitor Parking.

Lease Remaining: 64 Years Service Charge: £2529.00pa (TBC) Ground Rent: £100.00pa
Buildings Insurance: Approx. £400pa (TBC) Council Tax Band: D EPC Rating: C



ESSEX GUILD HOMES

WE VALUE PEOPLE, NOT JUST PROPERTY

Eastwood, Essex, SS9 5PZ

LARGE SECOND FLOOR FLAT WITH LOVELY GARDEN VIEWS

TWO DOUBLE BEDROOMS WITH FITTED WARDROBES (GARDEN VIEWS)

SPACIOUS 18FT 5 LOUNGE / DINING ROOM

9FT 10 FITTED KITCHEN WITH FRIDGE / FREEZER & DISHWASHER

MODERN FULLY RE-FITTED SHOWER ROOM

READY TO "MOVE IN " & NO CHAIN

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

LOVELY WELL LANDSCAPED GARDENS

COMMUNAL AND VISITOR PARKING

LIFT TO ALL FLOORS

Heating:	Via Gas Boiler and Radiators
Electricity:	Mains Supply
Gas:	Mains Supply
Water:	Mains
Sewerage:	Mains Drainage
Construction:	Standard Brick Built
Mobile:	Good 4G & 5G Connections
Broadband:	Standard to Ultrafast

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 with Doors to All Rooms

10' 8" x 6' 5" (3.25m x 1.95m)

Lounge / Dining Room open to Kitchen at One End
with Replacement Double Glazed Windows Overlooking Gardens

18' 5" x 11' 4" (5.61m x 3.45m)

Fitted Kitchen with Appliances including Dishwasher

9' 10" x 8' 1" (2.99m x 2.46m)

Bedroom One with Fitted Wardrobes
and Double Glazed Windows & Garden Views

14' 5" x 9' 2" (4.39m x 2.79m)

Bedroom Two with Fitted Wardrobes
and Double Glazed Windows & Garden Views

12' 5" x 10' 4" (3.78m x 3.15m)

Modern Fitted Shower Room with Three Piece Suite

6' 10" x 6' 0" (2.08m x 1.83m)

Communal Facilities:

- ❖ Reception / Seating Area
- ❖ Residents Lounge with Attached Kitchen
- ❖ Communal Rear Garden
- ❖ Laundry Room
- ❖ Mobility Storage Area
- ❖ Visitor and Residents Parking Areas
- ❖ Gardens Surround the Building to Side, Rear and Front

Note:

To reside in this complex, residents must be of State Pensionable Age (66/67 years). It can be purchased by a younger party and rented out etc. but you must be 66 years of age to live in the building.



