COUNTRYSIDE ESTATES
205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY
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Flat 103, Elizabeth House 314-320 Rayleigh Road, Leigh-On-Sea, Essex, SS9 5PZ

Guide Price £120,000 - £125,000

Guide Price £120,000 - £125,000 An immaculate one bedroom, first floor retirement apartment with parking for both residents and visitors. With a modern fitted kitchen, great size lounge/diner and bedroom plus a fitted shower room, all with lovely views over the communal gardens. Telephone entry system and emergency pull cords.

This perfectly maintained development has an on site manager, lift to accommodation, communal lounge, kitchen and laundry.

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MAIN ENTRANCE

The main building entrance is via double doors into a large reception area where the manager's office, communal lounge & kitchen and the laundry are found. The building can also be entered via secure access from the car park at the rear. Our property is located on the first floor which can be reached via a lift or stairs.

ENTRANCE HALL

Internal front door into the 10 foot carpeted entrance hall with telephone entry system, smoke alarm, doors to all rooms, airing cupboard housing vented cylinder and shelves. Electric radiator.

LOUNGE/DINER 17'9 reducing to 11'4 x 14'2 max (5.41m reducing to 3.45m x 4.32m max)

Double glazed window overlooking communal gardens with 2nd double glazed single window to the side of the property. Carpet. Emergency pull cord. Electric radiator. Telephone and TV points. Smoke alarm. Electric fire. Archway leading to.....

FITTED KITCHEN 8' x 6'5 (2.44m x 1.96m)

Fitted with an ample range of wood effect cupboards and drawers to base and eye levels with roll top laminate work tops. Integrated electric oven, Integrated electric hob with concealed extractor above. Integrated stainless steel sink and drainer unit with chrome mixer taps. Fridge/freezer. Vinyl flooring. half tiled walls. Double glazed window overlooking communal gardens.

BEDROOM 12'7 max x 11'4 (3.84m max x 3.45m)

Double glazed window overlooking communal gardens. Carpet. Electric radiator, Emergency pull cord.

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SHOWER ROOM

Vinyl flooring. Fully tiled wall with white low level W/c and white sink with chrome mixer taps inset in white gloss cupboard. Large, tiled walk in shower with screen and Electronic power shower. Extractor fan. Dimplex wall mounted heater. Mirrored medicine cabinet.

COMMUNAL LOUNGE & KITCHEN

A spacious communal lounge, overlooking the communal gardens with a separate fitted kitchen.

ON SITE LAUNDRY

Located on the ground floor the laundry also has a secure door giving access to the communal gardens.

OUTSIDE

The property has a well maintained and stocked communal garden with lawn and paved areas to the rear. A quiet and relaxing space also providing access to the residents parking area.

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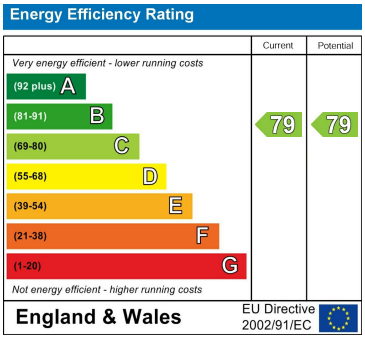
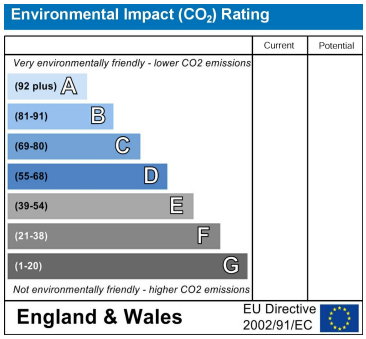
LEASE & CHARGES

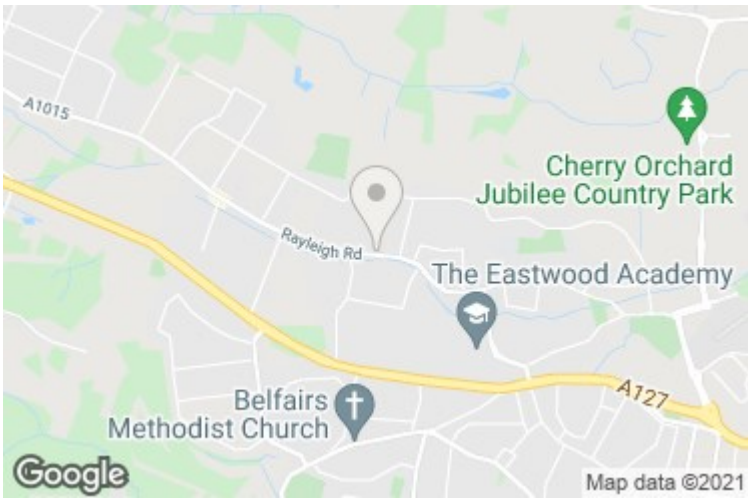
Ground Rent - £50 per year
Last Buildings Insurance approx £376.00
Last Service Charge approx £220.00 per month
Lease - 99 years from December 1991
Min. age requirement is state pensionable age

VIEWING

Strictly via appointment with COUNTRYSIDE ESTATES. To arrange your viewing of this fantastic apartment today, call 01268 755555 or email sales@countrysideestates.co.uk







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