

Flat 7, Crown Heights, Crown Hill, Rayleigh, SS6 7HY



Guide Price:
£175,000 - £185,000

An immaculate one bedroom ground floor retirement apartment situated in the much sought after Crown Heights Development within a stone's throw of Rayleigh High Street and walking distance to railway station. No onward chain. Our Ref: 17438.



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Entrance via secure communal entrance door to communal entrance hall.

COMMUNAL ENTRANCE HALL Access to **COMMUNAL LOUNGE** which is open plan to **COMMUNAL KITCHEN**. **Visitor WC**. Lift to all floors.

Personal solid wood entrance door with key safe to entrance hall. Cupboard housing electric meter is to the right of the front door.

ENTRANCE HALL

Oak veneer doors to all rooms. Entry phone system. Careline system. Coving to plastered ceiling. Electric storage radiator.



Large walk in storage cupboard housing water tank and hanging rail.



SPACIOUS SHOWER ROOM

A three piece suite comprising double shower cubicle with electric shower over and sliding glass door, wash hand basin inset to vanity unit with storage below and mirror above and low level wc. Heated towel radiator. Hot air heater. Care line pull cord. Part tiled walls. Coving to plastered ceiling.



BEDROOM 11' 3" x 10' (3.43m x 3.05m)

Double glazed window to front aspect. Electric storage radiator. Careline pull cord. Coving to plastered ceiling.



LOUNGE/DINER 16' 1" max x 14' 9" max (4.9m x 4.5m)

Double glazed box bay window to front aspect. Electric storage radiator. Careline pull cord. Coving to plastered ceiling. Open to kitchen.



KITCHEN 8' 9" x 6' 10" (2.67m x 2.08m)

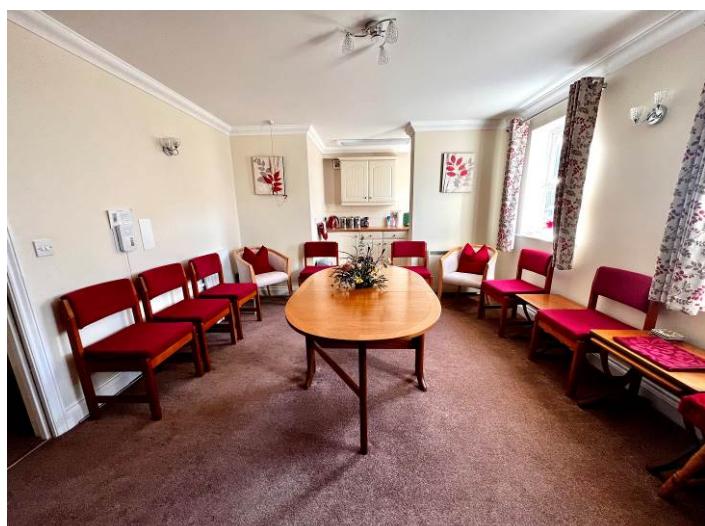
A comprehensive range of base and eye level units incorporating roll top work surface with single stainless steel sink drainer unit. Integrated eye level electric oven with separate electric hob with tiled splash back. Space and plumbing for washing machine. Integrated fridge. Integrated freezer. Coving to plastered ceiling. Wood effect flooring.



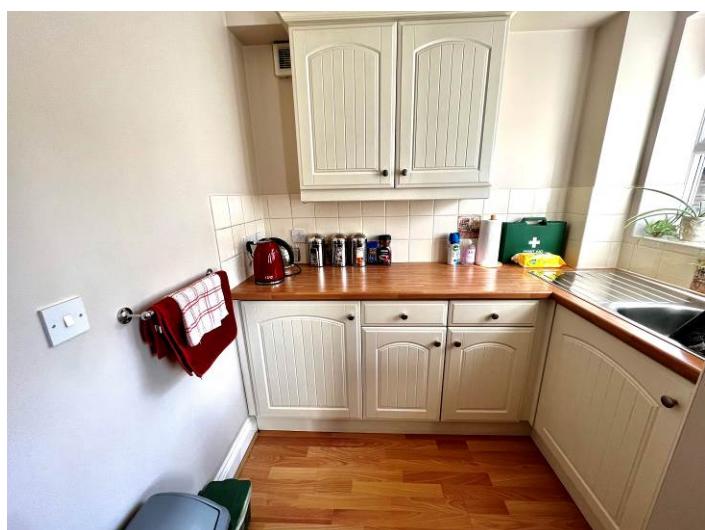
COMMUNAL FACILITIES



COMMUNAL ENTRANCE HALL



COMMUNAL LOUNGE



COMMUNAL KITCHEN

EXTERIOR.

A lovely retirement development with spacious secluded communal garden area including patio with table and chairs. Residents parking in car park.



Agents Note:

Lease : Approximately 81 years.

Service Charge : Approximately £2,800 per annum (including water rates) payable half yearly.

Ground Rent : £100 per annum payable half yearly.

Buildings Insurance : £300 per annum.

Key Features:

24 hour emergency call system.

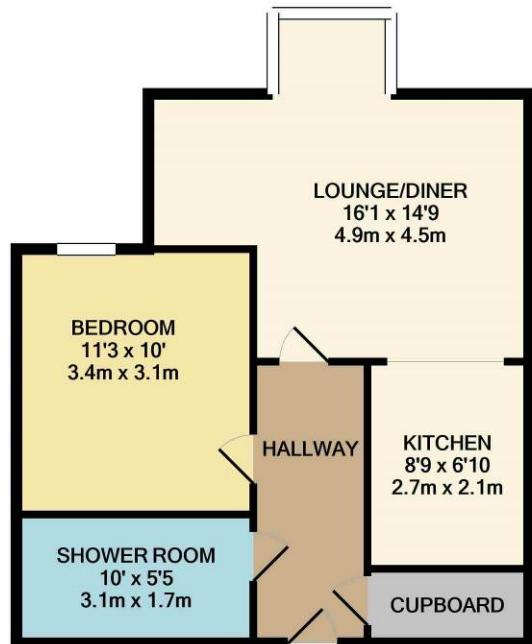
Key fob entry system.

Portable personal alarm system.

Development Manager on site 2pm to 5pm Monday to Friday.

Minimum Age 55.

In accordance with the Estate Agency Act 1979, Section 21, we confirm that a member of staff at Williams & Donovan is related to the vendor of this property.



TOTAL APPROX. FLOOR AREA 483 SQ.FT. (44.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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