

Williams & Donovan

Sales · Lettings · New Homes

Carisbrook Lodge, Hilltop Close, Rayleigh, SS6 7TP



Guide Price:
£170,000 - £180,000

Situated in this highly desirable development, within a few minutes walk of Rayleigh High Street, is this spacious well presented first floor apartment (for the over 55's) with two good size bedrooms, spacious lounge, modern fitted kitchen and with a long Lease of 164 years.

NO ONWARD CHAIN

Our Ref: 18181.



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Communal entrance via entry phone system. Stairs leading to first floor with personal entrance door.

ENTRANCE HALL

Storage heater. Security pullcord. Built in storage cupboard. Access to loft.

BATHROOM

A three piece suite comprising panelled enclosed bath with wall mounted electric shower over, pedestal wash hand basin with stainless steel taps and low level wc. Built in airing cupboard housing hot water tank. Storage heater. Heated towel rail. Tiled walls.



LOUNGE/DINER 12' 6" x 12' 5" (3.81m x 3.78m)

uPVC double glazed window to front aspect. Two storage heaters.



KITCHEN 8' 5" x 7' (2.57m x 2.13m)

Double glazed window to front aspect. A range of fitted units to base and eye level incorporating wood effect work surface with inset stainless steel sink drainer unit and stainless steel taps. Space and plumbing for washing machine. Space for freestanding fridge freezer. Space for electric cooker. Telephone entry phone system point.

BEDROOM ONE 12' 7" x 9' 1" (3.84m x 2.77m)

Double glazed window to rear aspect. Storage heater. Built in wardrobes to one wall.



BEDROOM TWO 10' 4" x 6' 6" (3.15m x 1.98m)

Double glazed window to rear aspect. Storage heater. Built in wardrobes to one wall.



EXTERIOR.

Well maintained communal gardens with patio areas. Private key controlled access gate to Castle Road providing a very short walk to Rayleigh High Street. Resident parking.

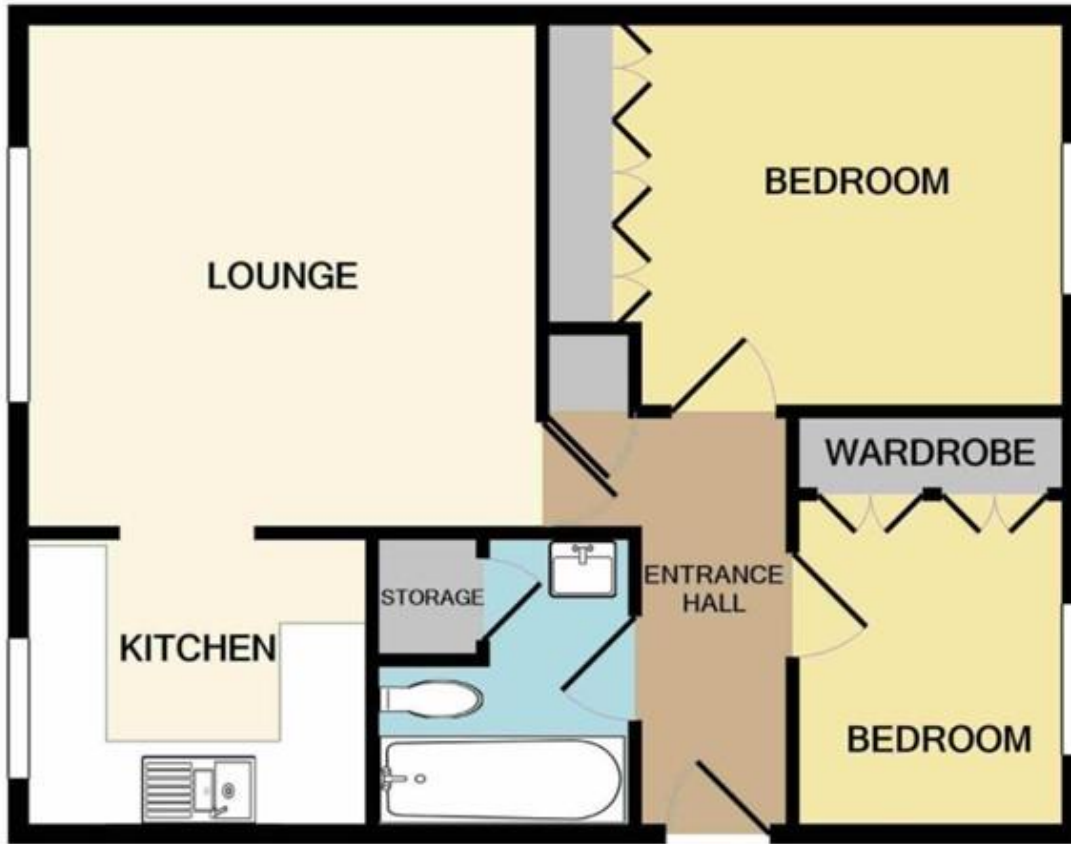


Agents Note:

Lease with 164 years remaining.

Service Charge of £185 per calendar month which includes CareLine (if required), ground rent, window cleaning, communal cleaning and garden maintenance.

The vendor has advised that the handles on doors are being renewed, the kitchen tiles are being updated, and the tiles in the bathroom are being replaced with white tiles, a new door on the airing cupboard and a new white panel placed on the bath.



TOTAL APPROX. FLOOR AREA 486 SQ.FT. (45.2 SQ.M.)
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