

Flat 29, Sheriton Square, Down Hall Road, Rayleigh, SS6 9LL



Offers Over £140,000

A self contained, over 60's, one bedroom ground floor flat situated close to Rayleigh town centre with its shops and restaurants and local bus routes, benefiting from being in good decorative order throughout with newly modernised kitchen, wet room with shower and seat, communal residents courtyard and parking including visitor parking.

NO ONWARD CHAIN.

EPC Rating: B. Our Ref 18214



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Company No. 4510230 VAT Registration No. 725 9879 75



Entrance via communal entrance door to communal entrance hall.



Personal entrance door to

ENTRANCE HALL

Large storage cupboard. Separate airing cupboard housing water tank. Grey laminate flooring. Storage heater.



WET ROOM 7' 4" x 5' 4" (2.256m x 1.629m)

Low level WC. Pedestal wash hand basin. Shower area with shower curtain and shower seat. Tiled walls. Extractor fan. Wall heater.



BEDROOM 14' 2" x 9' 6" (4.323m x 2.898m)

Double glazed window to the rear aspect. Fitted wardrobes. Storage heater.



LOUNGE 17' 11" x 9' 11" (5.463m x 3.030m)

Double glazed window to the rear aspect. Double glazed door providing access to communal courtyard. Storage heater. Open plan to



KITCHEN 7' 8" x 6' 8" (2.36m x 2.052m)

Recently fitted modern high gloss white base and eye level units. Inset stainless steel sink drainer unit. Tiled splash backs. Waist and eye level double oven. Induction hob. Washing machine, to remain. Fridge to remain.

EXTERIOR

Communal lawned gardens and shingle courtyard. Communal resident and visitor parking.



Agents Note:

The development is situated under one mile from Rayleigh town centre and is close to bus stops.

Over 60s only

On-site manager with 24/7 emergency call out system

Communal laundry room and lounge

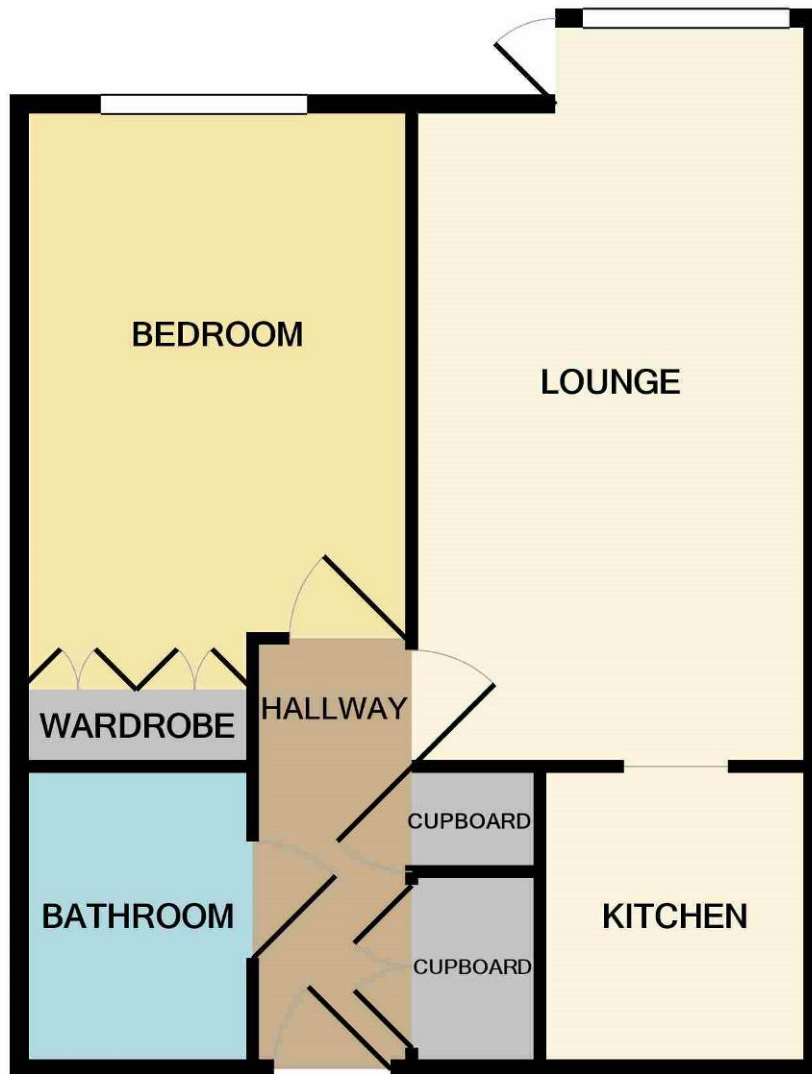
On-site hairdressers and library

Lease - 968 years remaining from 14/09/1990

Service Charge - £163 per calendar month for 2022/23 - to increase to approx £172 per calendar month.

Ground Rent - N/A

Managing Agent - Anchor Homes



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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