



STUART THOMAS  
ESTATES



- NO ONWARD CHAIN
- CLOSE TO HIGH STREET
- HOUSE MANAGER
- CARE LINE

Flat 33 Homeregal House, Bellingham Lane, Rayleigh, Essex , SS6 7HN

Guide Price £155,000

\*\*\*\*\*MUST

VIEW\*\*\*\*\*GUIDE

PRICE

£155,000

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This lovely one bedroom apartment in a sought after retirement development is situated in a prime location just off Rayleigh High Street, close to shopping facilities, restaurants, cafe's and bus routes.

This complex is for the over 60s. There is a house manager, communal lounges to enjoy social gatherings, laundry room, delightful





## Property Description

### HALLWAY

The hall benefits from a large storage cupboard, careline entryphone, power points, telephone points.

### LOUNGE

18' 9" x 10' 5" (5.72m x 3.18m) The lounge has two double glazed windows to front which are fitted with modern plantation shutter blinds, two wall lights, care line & entryphone system, power & TV points, coving, electric heater, wall lights. Arch to kitchen.

### KITCHEN

7' 1" x 5' 4" (2.16m x 1.63m) The kitchen is fitted with a modern range of eye level & base level units with rolled edge worktops over. There is a single stainless steel sink unit with a mixer tap. Electric hob with extractor fan. Integrated oven. Space for fridge. Fully tiled to all visible walls. Vinyl flooring.

### BEDROOM

13' 11" x 8' 7" (4.24m x 2.62m) The bedroom offers fitted wardrobes. There is a double glazed window to front with modern plantation shutter blinds. Two wall lights, care line system, power & tv points, coving, electric heater.



### SHOWER ROOM

Modern white suite comprising large shower cubicle with electric shower over and useful grab handle. Wash hand basin in vanity unit. Low level wc. Fully tiled to all visible walls. Care line cord. Chrome heated towel rail.

### COMMUNAL GARDENS

Home Regal has delightful gardens with seating areas, raised flowerbeds, lawns and pathways and bin store. Parking is on a first come first served basis.



#### AGENTS NOTE

Tenure Leasehold 125 years from 1987 (89 years remaining), service charge £3194 paid in 2 instalments every 6 months of £1,597, ground rent £494.82 paid in 2 instalments every 6 months of £247.41. Council Tax Band B Rochford District Council.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.