

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Flat 30, Home Regal House, Bellingham Lane, Rayleigh, SS6 7HN



£150,000

Situated in the heart of Rayleigh just a stone's throw from Rayleigh High Street is this one bedroom third floor retirement apartment for the over 60's with communal parking and gardens. Offered with vacant possession. Viewing highly recommended. Our Ref: 19342.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

[sales@wdhockley.com](mailto:sales@wdhockley.com) | [sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)





Entrance via communal entrance door to communal entrance hall.

Access to the third floor either via stairs or a lift.

Personal entrance door to entrance hall.

### ENTRANCE HALL

#### LOUNGE 14' 6" x 11' 10" (4.42m x 3.61m)

Double glazed windows to front aspect. Feature fireplace. Built in storage cupboard. Electric storage radiator. Coving to ceiling. Archway leading to kitchen.



#### KITCHEN 7' 6" x 6' 3" (2.29m x 1.91m)

A range of base and eye level units incorporating work surface with inset sink drainer unit. Space for freestanding electric cooker. Space for freestanding fridge. Coving to ceiling.



#### BEDROOM 17' 8" x 8' 9" (5.38m x 2.67m)

Double glazed window to front aspect. Fitted wardrobes with sliding doors. Electric storage radiator. Coving to ceiling. Access to loft.





## SHOWER ROOM

A three piece suite comprising corner shower cubicle with electric shower, inset wash hand basin with storage below close coupled wc. Storage cupboard. Electric radiator. Coving to ceiling. Tiled walls. Tiled flooring.



### **Agents Notes:**

*The property benefits from the following communal facilities:*

*In-house manager.*

*Care line.*

*Two communal lounges to the ground floor.*

*Laundry room.*

*Communal gardens.*

*Communal car park.*

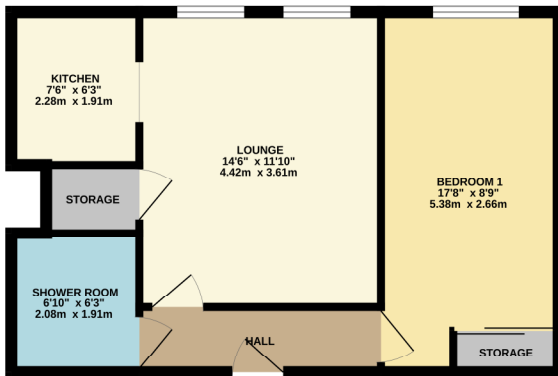
*Lease of 120 years from 1987.*

*Service Charge at approx £3,628 per annum, including water rates, building insurance and maintenance of the communal areas.*

*Ground Rent of £500 per annum.*



GROUND FLOOR  
469 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 469 sq.ft. (43.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.  
 Mark Ltd Member (2022)

**Consumer Protection from Unfair Trading Regulations 2008.**

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