

## King Georges Court, King Georges Close, Rayleigh SS6 8GT



£255,000

A spacious two bedroom, top floor apartment benefiting from having 'Juliette' balcony in the lounge with far reaching views over King Georges park and Rayleigh, and situated in the much sought after King Georges retirement development offering communal lounge and laundry room and recently refurbished Guest Suite (located a few doors down on the same floor as this apartment). Within walking to Rayleigh High Street with its many shops and restaurants.

**VACANT POSSESSION. NO ONWARD CHAIN.**

Viewing highly recommended. EPC Rating: C. Our Ref 17212

*Directions: Proceeding along the Eastwood Road from the Rayleigh direction. Continue past King Georges Park and take the first left into King Georges Court.*



Tel: 01702 200666 [www.williamsanddonovan.com](http://www.williamsanddonovan.com)

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU email: [hockleysales@williamsanddonovan.com](mailto:hockleysales@williamsanddonovan.com)

Company No. 4510230 VAT Registration No. 725 9879 75

Entrance via Communal Entrance door via **Entrance Security Intercom System** to

### **RECEPTION AREA**

Access to Managers Office, communal lounge, kitchen and toilet. Separate communal Laundry Room with washers and dryers.

Lift and stairs to all floors.

### **TOP FLOOR**

Personal entrance door to

### **HALL**

Built-in storage cupboard housing heating system and fuse board. Security pull cord. Coving to ceiling. Electric heater.

### **LOUNGE/DINER 14' 5" x 11' 7" (4.39m x 3.53m)**

Double glazed French doors opening inwards to 'Juliette' balcony offering stunning views over park and Rayleigh. Power points. Security pull cord. Coving to ceiling. Electric heater.



### **KITCHEN 7' 6" x 6' (2.29m x 1.83m)**

Double glazed window overlooking park. Range of fitted base and eye level units. Roll edge work surfaces. Inset sink drainer unit with stainless mixer tap. Integrated electric oven. Inset four ring electric hob with extractor hood over. Space for under counter fridge. Space for under counter freezer. Security pull cord. Part tiled walls. Coving to ceiling. Electric heater.



### **SHOWER ROOM**

Low level WC. Inset sink with mixer tap and vanity storage below. Vanity mirror with light. Large walk-in shower enclosure with electric shower and pull-down seat. Security pull cord. Tiled walls. Coving to ceiling. Extractor fan. Heated towel rail. Electric heater.



**BEDROOM ONE 17' 11" x 9' 7" (5.46m x 2.92m)**

Double glazed window with stunning views over park and Rayleigh. Built-in wardrobes with sliding mirror doors. Security pull cord. Coving to ceiling. Electric heater.



**BEDROOM TWO 14' 5" x 10' 1" (4.39m x 3.07m)**

Double glazed window overlooking park. Security pull cord. Coving to ceiling. Access to loft. Electric heater.



**EXTERIOR**

Well maintained communal garden with seating areas.



### Agents Note:

The Apartments are specifically designed for **Independent Living for the Over 60s**. Within each room are Security Pull Cords and there is an In-House Manager on site.

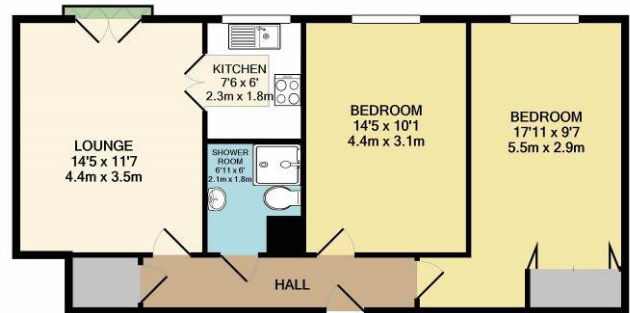
Communal Facilities include: Laundry Room, Lounge, Kitchen, Communal Garden and Resident Car Park which is non-allocated and there is also a **RECENTLY REFURBISHED GUEST SUITE** ideal for resident's over-night visitors and is located perfectly for this apartment, being on the same floor and just a few doors down. Booked in advance via the Managers Office.

The Vendor has advised:

**Ground Rent** - £192.60 paid twice a year

**Service/Maintenance Charges** - approx. £1,900 paid twice a year (this includes Building Insurance, cleaning of communal areas, upkeep of grounds, window cleaner, laundry facilities, refuse and domestic waste and water rates.

**Lease** - 105 years remaining



TOTAL APPROX. FLOOR AREA 651 SQ.FT. (60.5 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.  
Made with Metropix ©2020