



**14 Bellingham Lane
Rayleigh, SS6 7HN
£180,000**

- 1 Bedroom Ground Floor Apartment
- Spacious Lounge
- Modern Kitchen,
- Shower Room
- Spacious Bedroom
- Care Line System
- Over 55's Living
- Well Maintained Throughout
- Landscaped Gardens
- Private Parking



**12-14 Berrys Arcade
High Street
Rayleigh
SS6 7EF**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



**** A MOST SOUGHTAFTER DEVELOPMENT FOR THE OVER 55'S JUST OF RAYLEIGH HIGH STREET ****

We are pleased to offer for sale this spacious 1 bedroom ground floor apartment maintained to a high standard with a recently installed shower room, 20' lounge, modern kitchen, electric heating & double glazing,

Within the development are two communal lounges, laundry room guest suite & house manager, externally the landscaped rear gardens off a lovely place to enjoy the summer days,

Situated just off Rayleigh High Street therefore being close to shops & eateries from cafe's pubs and restaurants

ACCOMMODATION

COMMUNAL HALL

Entry door leading to hallway with house manager office and lift to laundry room & guest suite, 2 community lounges and views over the landscaped rear gardens personal door to:

APARTMENT 14

RECEPTION HALL

Entryphone system, large storage cupboard with newly fitted water heating system, power point, coving, careline system,

LOUNGE 20'3 X 12'6

Two UPVC double glazed windows to the front elevation, coving, electric radiator, power & TV points, entry phone, careline cord

KITCHEN 8'6 x 6'6 (2.59m x 1.98m)

Fitted with a modern white range of eye level & base level units with complimentary rolled edge worktops incorporating stainless steel sink drainer with mixer taps, ceramic hob, extractor fan & fitted oven, coving, power points,

BEDROOM 15'8 x 10'4 (4.78m x 3.15m)

UPVC double glazed window to front elevation, fitted wardrobe to recess area, electric radiator, careline cord, wall lights, power points coving

BATH/SHOWER ROOM

Newly fitted white suite comprising large walk in shower with glazed surround, low level wc, vanity wash hand basin with storage below & wall mounted mirror fronted cabinet, waterproof wall panels wall mounted heater and further electric heated towel rail, spot lighting & extractor fan

HOMEREGAL DEVELOPMENT

This most sought after development was built in the 1980's for the over 55's and being just off Rayleigh High Street is in a prime location for daily living with

the addition of the laundry room and the two communal lounges providing various activities during the day, there is also landscaped gardens and communal parking