



**flat 34 Bellingham Lane  
Rayleigh, Essex SS6 7HN  
£175,000**

- Most Favored Retirement Development
- 1 Bedroom
- Spacious Lounge
- Care Line & House Manage
- Modern Bathroom
- No Onward Chain
- Communal Social Area's
- Un- Allocated Parking
- Close To High Street
- Early Viewing Advised



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

**Tel: 01268 770728  
info@stgeorgehomes.co.uk  
www.stgeorgehomes.co.uk**

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

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(12 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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\*\*\*\*\* A 1 BEDROOM APARTMENT IN A SOUGHT AFTER RETIREMENT DEVELOPMENT JUST OFF RAYLEIGH HIGH STREET \*\*\*\*\*

This apartment is with a popular development offering bright and spacious accommodation with a delightful lounge, kitchen, bathroom, bedroom and also benefits from a careline system, house manager, communal lounges, guest suite & laundry room, externally are landscaped garden and parking area

Situated just off Rayleigh High Street with an excellent range of shops restaurants, cafes & the Rayleigh Mill community hall

#### ACCOMMODATION

Communal door with entry phone, lift & stairs to 2nd floor,

#### ENTRANCE HALL

Door to: care line system, access to loft space, large storage cupboard, coving, power points,

#### LOUNGE 19' x 11'1 (5.79m x 3.38m)

Two UPVC double glazed windows, care line, entryphone system, power & Tv points, wall lights, coving, telephone point, storage heater, open way to:

#### KITCHEN 7'3 x 5'9 (2.21m x 1.75m)

Fitted range of eye & level units, rolled edge worktops, stainless steel sink/drainers with mixer taps, space for electric cooker & fridge freezer, fully tiled walls, power points, extractor fan,

#### BEDROOM 1 14' x 9' (4.27m x 2.74m)

UPVC double glazed window, fitted wardrobes, electric storage heater, coving, wall lights,

#### SHOWER ROOM

Modern white suite comprising over sized shower with glazed screen, low level wc, vanity wash wash hand basin, fully tiled walls, Dimplex wall mounted heater, extractor fan, coving, care line system

#### HOME REGAL HOUSE

Two UPVC double glazed windows with views over the communal gardens, storage heater, power TV & Sky points, wall lights, coving, openway to kitchen

