



**1 Homeregal House Bellingham Lane
Rayleigh, Essex SS6 7HN
£177,500**

- 1 Bedroom Retirement flat
- Lower Ground Garden Flat
- Delightful Gardens
- Spacious Lounge
- Kitchen & Bathroom
- Care line System & House Manager
- Just Off Rayleigh High Street
- No Chain
- Communal Parking
- Great Location



12-14 Berrys Arcade
High Street
Rayleigh
SS6 7EF

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



******* 1 BEDROOM GARDEN FLAT IN FAVORED RETIREMENT COMPLEX *******

Situated just off Rayleigh's busy High Street with excellent Shops cafe's & public transport, The apartment has direct access onto delightful gardens and also benefits a spacious lounge, kitchen, bathroom & 18' bedroom

Within the complex are communal lounges, laundry, guest suite, care line system & House manager

We strongly recommend a viewing to appreciate this retirement apartment being offered with no onward chain

ACCOMMODATION

Communal door with entryphone system leading to stairs & lift to the lower ground floor,

RECEPTION HALL

Care line system, power point, coved ceiling,

LOUNGE 15' x 11'8 (4.57m x 3.56m)

UPVC double glazed window & door providing direct access to the delightful gardens, coed ceiling, wall lights, care line & entryphone system, storage heater, power & TV points, archway to kitchen

KITCHEN 7'3 x 6' (2.21m x 1.83m)

Fitted with range of eye level & base level units, rolled edge worktops, stainless steel sink drainer, space for cooker, part tiled walls, power points, coved ceiling, extractor fan,

BEDROOM 1 18'4 x 8'9 (5.59m x 2.67m)

UPVC double glazed window to rear, fitted wardrobe, care line system, wall lights, coved ceiling, storage heater, power points,

BATHROOM

Modern suite comprising, paneled bath with electric shower over, low level wc, vanity wash hand basin with storage cupboards below, fully tiled walls, wall mounted fan heater & heated towel rail, extractor fan,

COMPLEX

The property is within this most popular retirement complex with house manage & care line system, there is a guest suite, communal lounge, laundry room, delightful gardens & parking,