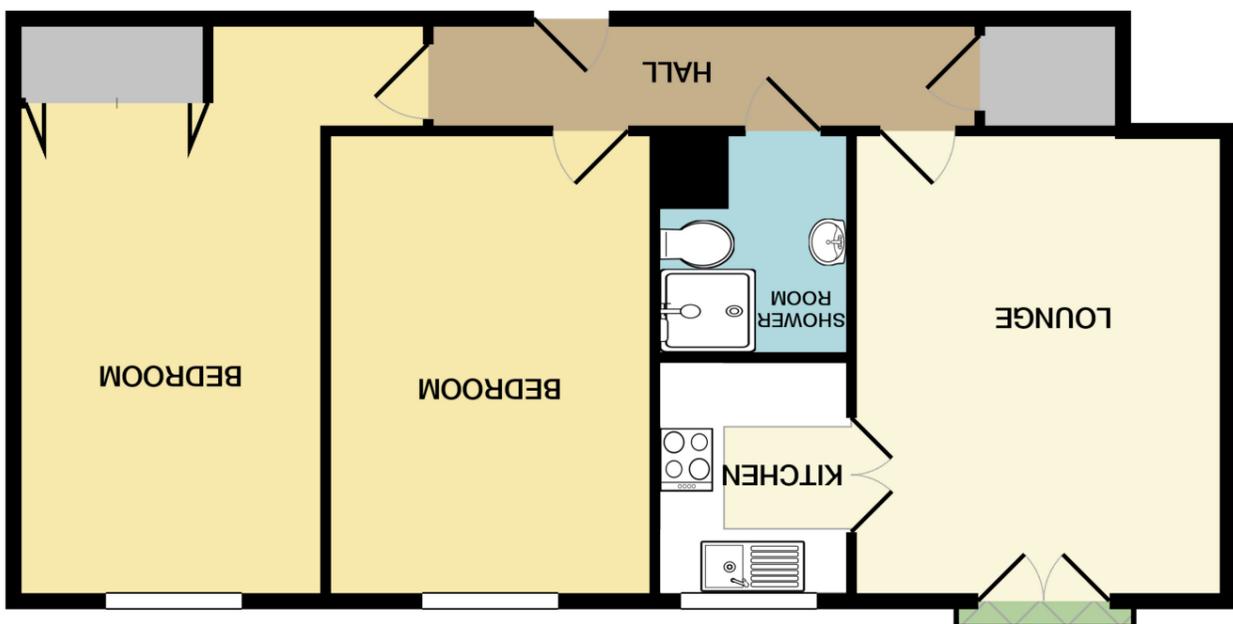


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

TOTAL APPROX. FLOOR AREA 651 SQ.FT. (60.5 SQ.M.)
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Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-38)
E	(39-54)
D	(55-68)
C	(69-80)
B	(81-91)
A	(92+)
Very energy efficient - lower running costs	
73	82





King Georges Court, Flat 45 King Georges Close

*** SALE AGREED PRIOR TO MARKETING
*** THE MOST POPULAR RETIREMENT DEVELOPMENT IN RAYLEIGH - LARGE TWO DOUBLE BEDROOM TOP FLOOR APARTMENT OVERLOOKING THE PARK.

COMMUNAL ENTRANCE

Entrance via a security intercom system leading through to the main reception area where you will find the Managers office and residents lounge, kitchen and toilet facilities. There is also a separate laundry room with washers and dryers. Lifts and stairs to all floors.

ENTRANCE HALL

LOUNGE/DINER

15' 1" x 10' 8" (4.60m x 3.25m)

KITCHEN

7' 2" x 6' 1" (2.18m x 1.85m)

SHOWER ROOM

BEDROOM ONE

17' 8" x 12' 7"

BEDROOM TWO

14' 5" x 9' 6" (4.39m x 2.90m)

COMMUNAL GARDENS

Well maintained communal gardens and grounds with ample seating areas.

RECENTLY REFURBISHED GUEST SUITE

Perfectly located on the same floor as the apartment (3rd/top) is a lovely welcoming guest suite which for a very fair nightly rate is available to relatives etc. The guest room has a separate shower room within.

GENERAL BLOCK INFO

The block is specifically designed for independant living for the over 60's. Within each room there are multiple security pull cords. There is also a friendly and professional inhouse manager. The facilities onsite also includes a laundry room with all services included within the maintainance charges. There is a residents car park (non allocated) and attractive communal grounds.

