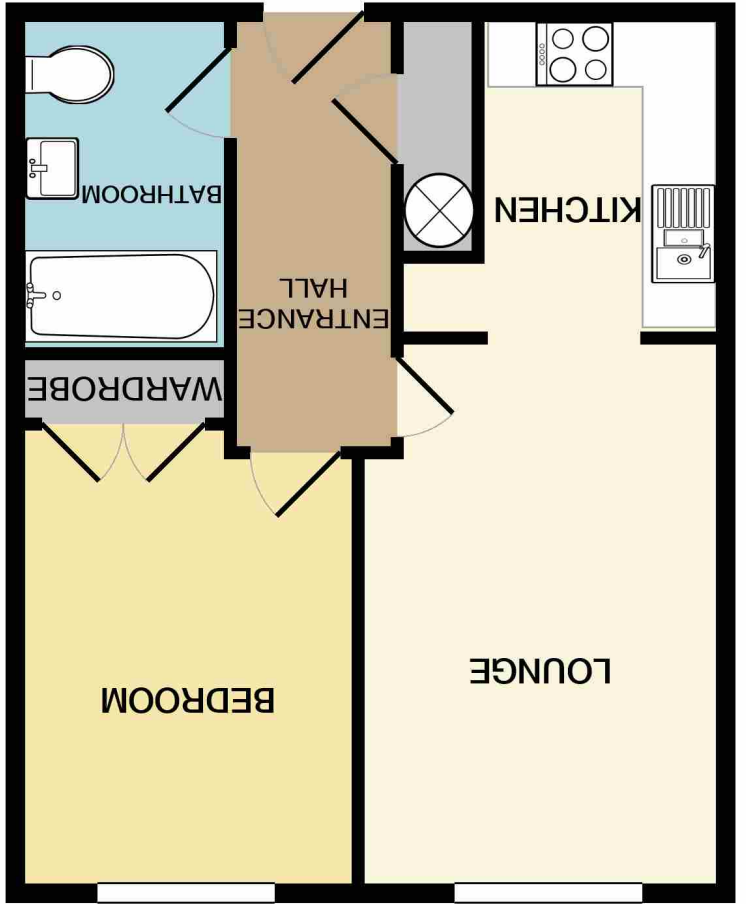


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## PROPERTY PARTICULARS

\*\*\* NO ONWARD CHAIN \*\*\*

Elliott and Smith warmly welcome you to view this delightful ONE-BED FIRST FLOOR APARTMENT, with REAR GARDEN VIEWS, in the highly sought-after BROOKLANDS. complex for the over 55s. An impressive and attractive complex offering superb community living and benefits from: Guest Suite; Non-Allocated Parking; On-Site Manager; Laundry Room; Two Communal Lounges, and BEAUTIFUL GARDENS. Brooklands is located just a few minutes from Rayleigh High Street. The property is presented in excellent condition throughout, with newly laid carpets, newly decorated, and new ceiling light fittings throughout.

Secure Entrance Door and Entry Phone System.  
Parking for Visitors and Residents.  
On-Site Manager  
Laundry Room  
Residents Lounge  
Guest Suite Available  
Council Tax Band B  
Lease Term Remaining 72 Years  
Ground Rent Approx. £100 per annum  
Services Charges Approx. £2,500 per annum

## ENTRANCE HALL

Newly Laid Carpet; New Ceiling Light Fittings; Wall-Mounted Electric Storage Heater; Entry Phone System; Security Pull Cord; Built-in Storage Cupboard Measuring 5ft 9ins x 2ft 6in (housing the hot water tank, with plenty of additional storage space).

## LIVING/DINING

13' 7" x 9' 3" (4.14m x 2.82m) Lovely bright living with: Double Glazed Window to Rear Aspect Overlooking Picturesque Gardens; Newly Fitted Carpet; New Ceiling Light Fittings; Wall-Mounted Storage Heater; Telephone and Television Points; Security Pull Cord. Archway to Kitchen.

## KITCHEN

8' 8" x 8' 2" (2.64m x 2.49m) Fitted kitchen to include: Wall and Base Units with Roll Top Work Surface; Integrated Smeg Electric Oven; Integrated Electric Hot; Extractor Hood; Integrated Neff Microwave; Inset Stainless Steel Sink and Drainer; Tiled Splasbacks; Wall-Mounted Heater; Vinyl Flooring.

## BEDROOM

13' 7" x 8' 8" (4.14m x 2.64m) Double Glazed Window with Rear Garden Views; Newly Laid Carpet; New Ceiling Light Fittings; Wall-Mounted Storage Heater; Telephone and Power Points; Built-in-Robes; Security Pull Cord.

## BATHROOM

8' 2" x 5' 5" (2.49m x 1.65m) Three-piece white suite, comprising of: Bath with Stainless Steel Taps and Shower Screen; Electric Shower Unit; Taps to Pedestal Basin; Tiled Walls; Wall-Mounted Heater; Shaver Point; Extractor Fan; Security Pull Cord; Newly Laid Vinyl.

