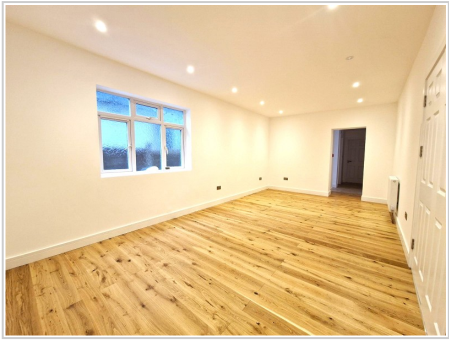
Ewellhurst Road,
Clayhall IG5 0PD

5,750 Monthly *



- 7 Double Bedrooms
- 2 En Suite Rooms
- 2 Communal Shower rooms
- Large Communal Living Room
- Impressive Communal Kitchen Diner
- Private Rear Garden
- Off Road Parking
- Fire Panel System Already in Place
- Fully Compliant

Ref: PRA10717

Viewing Instructions: Strictly By Appointment Only

General Description

DESIGNED FOR ASSISTED LIVING: 7 BED 4 BATH FULLY DETACHED CHALET BUNGALOW: Outstanding quality throughout, built and designed with assisted living in mind CALL NOW

Accommodation

Entrance Hall

Bedroom 1 (11' 5" x 11' 0") or (3.47m x 3.36m)

En-Suite Shower Room WC

Impressive Kitchen/Diner (21' 0" x 10' 4") or (6.41m x 3.15m)

Communal Living Room (20' 6" x 10' 11") or (6.25m x 3.32m)

Communal Shower Room WC

Bedroom 2 (12' 11" x 9' 1") or (3.94m x 2.77m)

Bedroom 3 (11' 11" x 10' 8") or (3.63m x 3.26m)

Bedroom 4 (14' 4" x 8' 3") or (4.38m x 2.52m)

En-Suite Shower Room WC

Landing/Office Area (13' 3" x 6' 4") or (4.05m x 1.92m)

Bedroom 5 (10' 8" x 8' 5") or (3.26m x 2.57m)

Bedroom 6 (11' 8" x 10' 0") or (3.55m x 3.04m)

Bedroom 7 (15' 5" x 10' 0") or (4.69m x 3.04m)

Communal Shower Room WC

Private Rear Garden

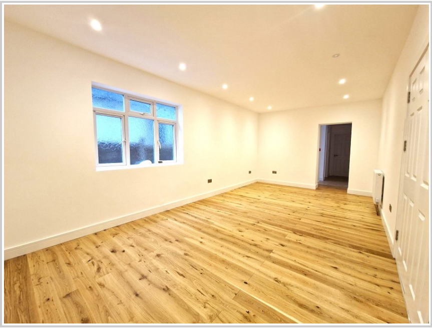
Off Road Parking

Services

EPC Rating:85

Council Tax

Band Not Specified

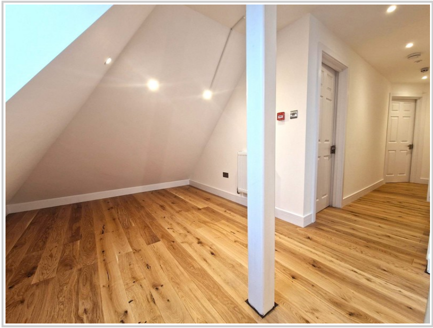













All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.