



## The Approach

Rayleigh

- VACANT two bedroom flat
- Allocated off road parking
- Modern fitted kitchen with integrated appliances
- Communal garden



## Guide Price £240,000

Vacant first floor two bedroom apartment within walking distance of Rayleigh Station and High Street. Allocated parking and communal garden. Very nicely presented with integrated appliances to the fitted kitchen and modern bathroom. Close to local schools including Glebe & Sweyne.







#### **AGENTS NOTES**

This very nicely appointed vacant two bedroom first floor apartment sits in a very desirable location within walking distance of Rayleigh Station and the Historic High Street.

The apartment is located on the first floor and is well laid out with a sunny aspect south facing to the main living room which gives access to the modern fitted kitchen which includes integrated appliances, upright fridge freezer, dishwasher, hob and oven and space for the washing machine.

There are two comfortable sized bedrooms and a modern bathroom along with gas central heating and double glazing.

#### **HALLWAY**

#### **LIVING ROOM**

13' 5" x 12' 8" (4.09m x 3.86m)



### **KITCHEN**

12' 8" x 6' 6" (3.86m x 1.98m)

### **BATHROOM**

### **BEDROOM ONE**

11' 0" x 8' 10" (3.35m x 2.69m)

### **BEDROOM TWO**

11' 2" x 8' 0" (3.4m x 2.44m)

### **ALLOCATED OFF ROAD PARKING**

### **COMMUNAL GARDENS**

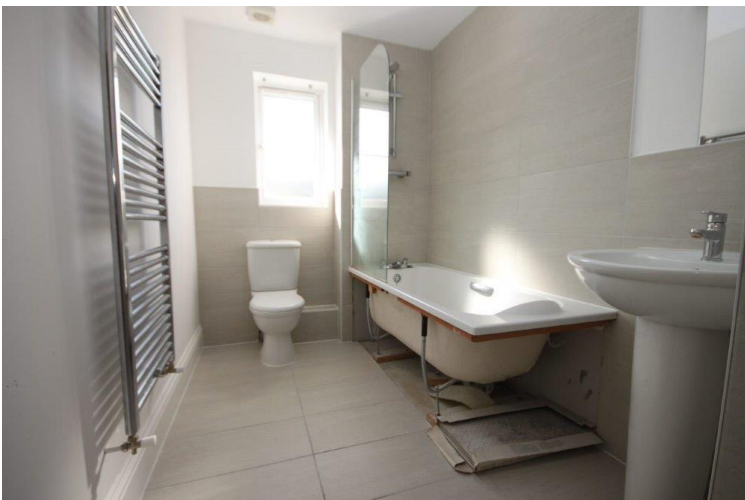
### **LEASE**

The following information has been provided by the seller.

Council Tax Band B.

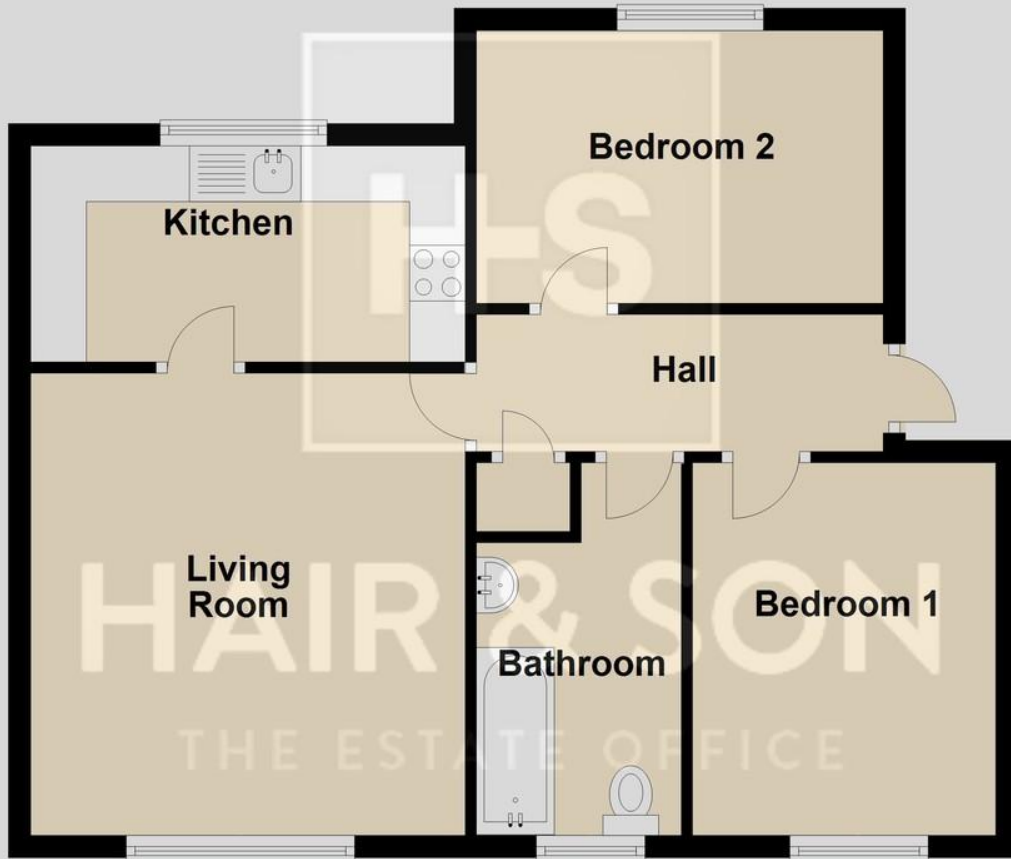
EPC Rating C.

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



## First Floor

Approx. 54.5 sq. metres



Total area: approx. 54.5 sq. metres

Regulated by RICS

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