

## Worcester Drive, Rayleigh, SS6 8SU



£200,000

WILLIAMS & DONOVAN \*ATTENTION LANDLORDS\* being offered for sale with NO ONWARD CHAIN, with tenant in situ, is this two bedroom first floor flat. This property benefits from having a 16' 5" lounge; modern fitted kitchen and bathroom; two double bedrooms. Lease length 105 years. EPC rating - C. Our ref: 13966

*Directions:* Worcester Drive runs between Leslie Road and Warwick Road, off The Chase in Rayleigh.



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[www.williamsanddonovan.com](http://www.williamsanddonovan.com)



# Worcester Drive, Rayleigh, SS6 8SU

Accommodation comprises:

Entrance via communal entry phone and door to COMMUNAL HALL. Stairs to FIRST FLOOR. Personal solid wood entry door to:

## HALLWAY

Coved and skimmed ceiling. Storage cupboard. Radiator. Doors to:

## LOUNGE 16' 5" x 10' (5m x 3.05m)

Coved and skimmed ceiling. UPVC double glazed French style doors providing access to BALCONY. Radiator. Laminate wood flooring.



## KITCHEN/DINER 12' 10" x 10' 3" (3.91m x 3.12m)

Coved and skimmed ceiling. UPVC double glazed window to rear aspect. Range of base and eye level units. Roll edged working surfaces. Tiled splashbacks. Inset sink with free standing chrome mixer tap. Space and plumbing for dishwasher. Space and plumbing for washing machine. Space for fridge. Space for electric oven. Laminate wood effect flooring.



## BEDROOM ONE 13' 6" x 10' 4" (4.11m x 3.15m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Radiator. Laminate wood effect flooring.



## BEDROOM TWO 12' 10" x 9' 2" (3.91m x 2.79m)

Coved and skimmed ceiling. UPVC double glazed window to rear aspect. Radiator. Laminate wood effect flooring.

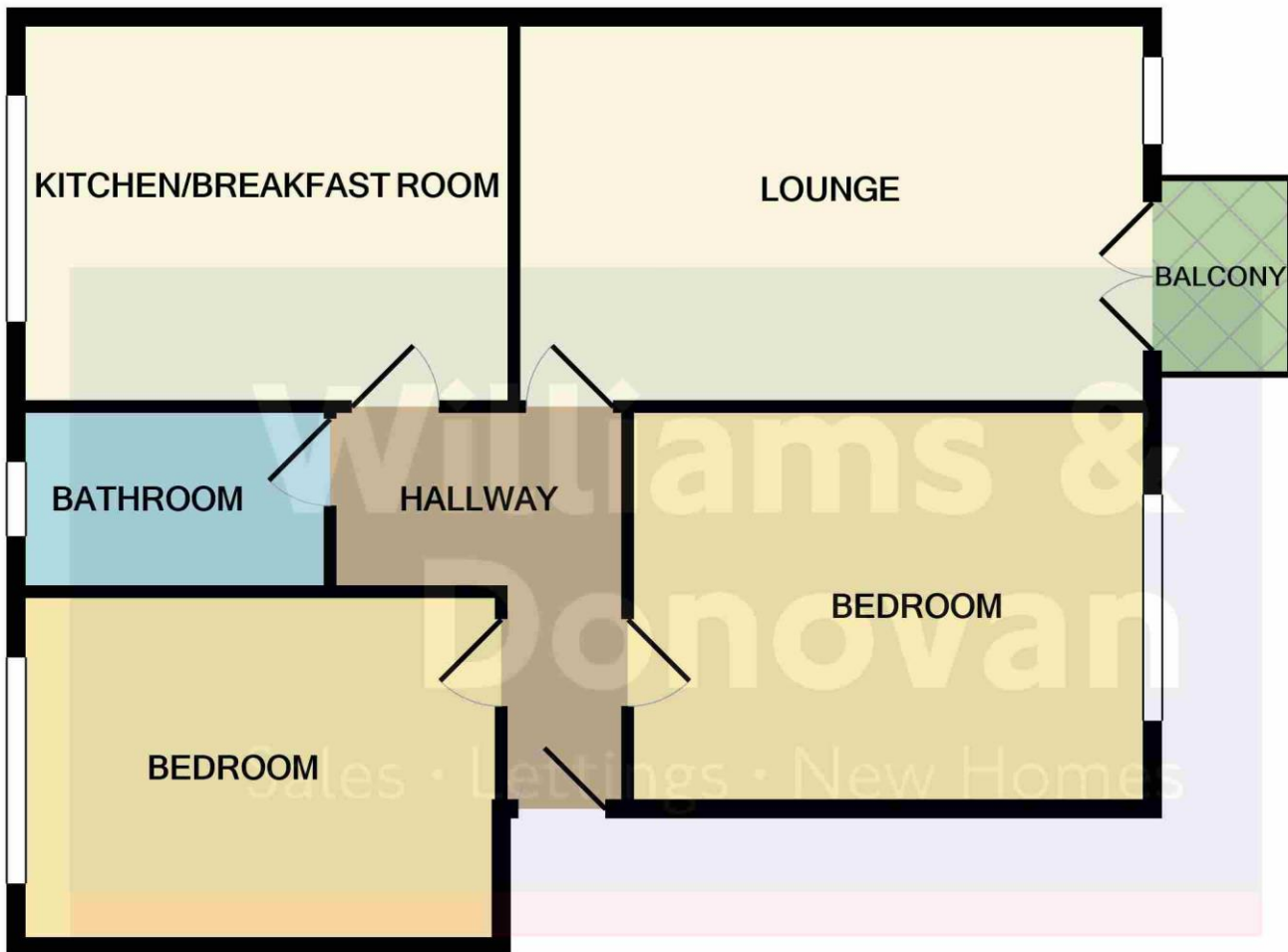
**BATHROOM 8' 1" x 4' 9" (2.46m x 1.45m)**

Skimmed ceiling. Obscure uPVC double glazed window to rear aspect. Three piece white suite comprising enclosed dual flush w/c, vanity mounted wash hand basin and panelled bath with chrome shower mixer tap. Tiled walls. Ladder style heated towel rail. Tiled floor.



**Agent's Note:**

**This property has a tenant in situ and currently achieves £9,300 per annum in rent.  
Lease length - 105 years approx.  
Service Charge - £91 per month**



TOTAL APPROX. FLOOR AREA 638 SQ.FT. (59.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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