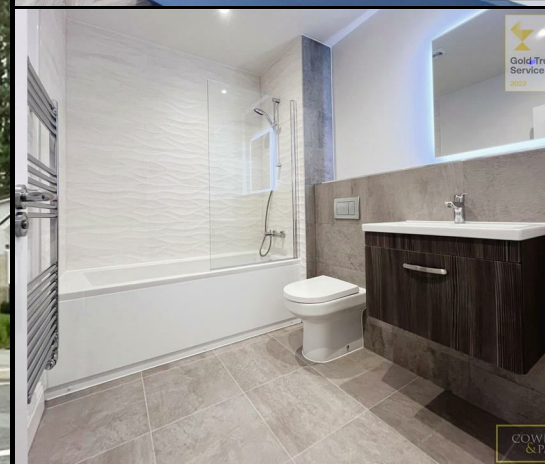


RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING
& PAYNE



Gold
Serv
2023



Chestnuts, Crays Hill
£1,375 PCM

**** CP09379 ** ONLINE ENQUIRIES ONLY **** COWLING & PAYNE ARE DELIGHTED TO MARKET THIS STYLISH AND CONTEMPORARY ONE BEDROOM FIRST FLOOR HOME. THE PROPERTY IS LOCATED IN 'CRAYS HILL VILLAGE' WITHIN THE RECENTLY CONSTRUCTED & HIGHLY REGARDED 'CHESTNUTS' DEVELOPMENT.

THIS GENEROUSLY SIZED 1-BEDROOM, FIRST FLOOR APARTMENT WILL BE AVAILABLE IN JUNE 2025. THE PROPERTY AFFORDS A GOOD-SIZED OPEN PLANNED LIVING ROOM AND KITCHEN WITH MODERN LIVING IN MIND.

THE FLOORS WITHIN THE PROPERTY ARE FINISHED WITH 'RIGID CORE' WATERSIDE HERRINGBONE FLOORING, WITH CARPETS TO ALL BEDROOMS AND CERAMIC 'PORCELANOSA' TILED BATHROOMS. EXTERNALLY THERE IS 1 PARKING SPACE ALLOCATED WITH VISITOR PARKING, THE EXTERNAL FRONT AND REAR AREAS COVERED BY CCTV AND THE DEVELOPMENT AFFORDS A DOOR ENTRY SYSTEM FOR GUEST ACCESS.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

RESIDENTIAL SALES
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COWLING
& PAYNE

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2-4 Runwell Road, Wickford, Essex, SS11 7AB
Telephone: 01268 730707 | Fax: 01268 730737
info@cowlingandpayne.co.uk
www.cowlingandpayne.co.uk

