

**To arrange a viewing contact us  
today on 01268 777400**



## **Websters Way, Rayleigh Offers in excess of £170,000**

- **One Bedroom Apartment**
- **Double Bedroom**
- **Close to Rayleigh High Street**
- **Low Monthly Maintenance & Ground Rent Charge.**
- **No onward chain**
- **Modern Fitted Kitchen**
- **Modern Fitted Bathroom**
- **Walking distance to Rayleigh Train Station**
- **107 year lease remaining**
- **Recently Fitted double glazing**

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**102 YEAR LEASE REMAINING - This One bedroom apartment within a modern development located in the Heart of Rayleigh just yards from the vibrant High Street and local parks and a short walk to Rayleigh Train Station providing quick direct access to London Liverpool Street.**

**Entrance**

Entry phone system providing secure access to:

**Communal Lobby**

Fitted carpet, staircase to second floor, further fire door and private entrance door leading to:

**Hallway**

Wood flooring, smooth plastered ceiling and walls, ceiling light, airing cupboard, electric heating, telephone and power points, doors leading to:

**Lounge**

11'4 x 9'8

Fitted carpet, wooden double glazed window to side aspect, smooth plastered ceiling and walls, central ceiling light, electric heating, TV and power points. Open plan to kitchen:

**Kitchen**

7'10 x 6

Floor covering, smooth plastered ceiling and walls, central ceiling light, beech wood eye and base level units with work surface over and tiled splash backs, electric hob and oven with extractor fan over, stainless steel sink, power points, space for washing machine and fridge freezer.

**Bedroom**

10'8 x 9'1

Fitted carpet, wooden double glazed window to side aspect, smooth plastered ceiling and walls, ceiling light, TV and power points.

**Bathroom**

6'5 x 6'2

Tiled Floor , smooth plastered ceiling and walls, partly tiled in a modern grey colour, ceiling and wall mounted lights, paneled bath with shower over and glass screen, pedestal sink basin, W/C and heated towel rail.

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.