

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



## **Rayleigh Road, Benfleet Guide price £200,000**

Aspire Estate Agents proudly present this exceptional opportunity, with a guide price between £200,000 and £220,000.

Nestled in a highly desirable location, this spacious third-floor flat offers modern living at its finest. Boasting two well-proportioned bedrooms, a generous lounge/dining area, a contemporary shower room, and a fully equipped kitchen, this home is perfect for a first-time buyer or a small family starting their journey.

The property also benefits from a communal garden and allocated parking for one vehicle, ensuring convenience and comfort. With over 150 years remaining on the lease, this is an investment you can rely on.

Conveniently located near local amenities, schools, restaurants, and excellent transport links to London via the A13 and A127, this home offers both practicality and ease. Early viewing is highly recommended to secure this fantastic property before it's gone!

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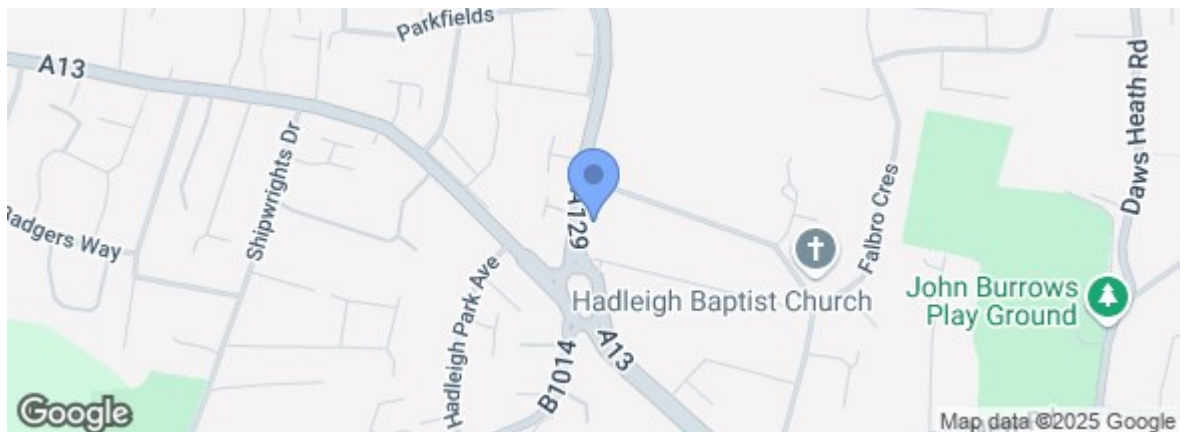


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metroplan C2024

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		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.