

39 Moat Rise, Rayleigh, SS6 7RP
OFFERS IN THE REGION OF £180,000



PROPERTY DESCRIPTION

Gateway is delighted to bring to the market an exciting opportunity to really make a place your own.

This one-bedroom flat, being sold with no onward chain, is situated in the highly desirable Moat Rise area of Rayleigh, just a stone's throw from the fantastic amenities this vibrant town has to offer.

39 Moat Rise presents a wonderful opportunity for first-time buyers entering the market, or property investors seeking a new rental property in a sought-after location.

The property will also be sold with a newly extended lease,

Don't delay! Properties like this don't come around very often. Book your viewing with Gateway today!

- **No onward chain**
- **A complete blank canvas**
- **Lease extension being completed**
- **Bright and airy rooms**
- **Close to local amenities**
- **Easy access to transport links**
- **Fantastic investment opportunity**
- **Quiet and friendly neighbourhood**
- **Perfect for first time buyers**
- **Viewing highly recommended**





ROOM MEASUREMENTS

Entrance Hall

5'11" x 9'10"

Kitchen

8'5" x 7'3"

Bathroom

6'0" x 6'6"

Lounge

11'6" x 14'6"

Bedroom

8'11" x 11'11"

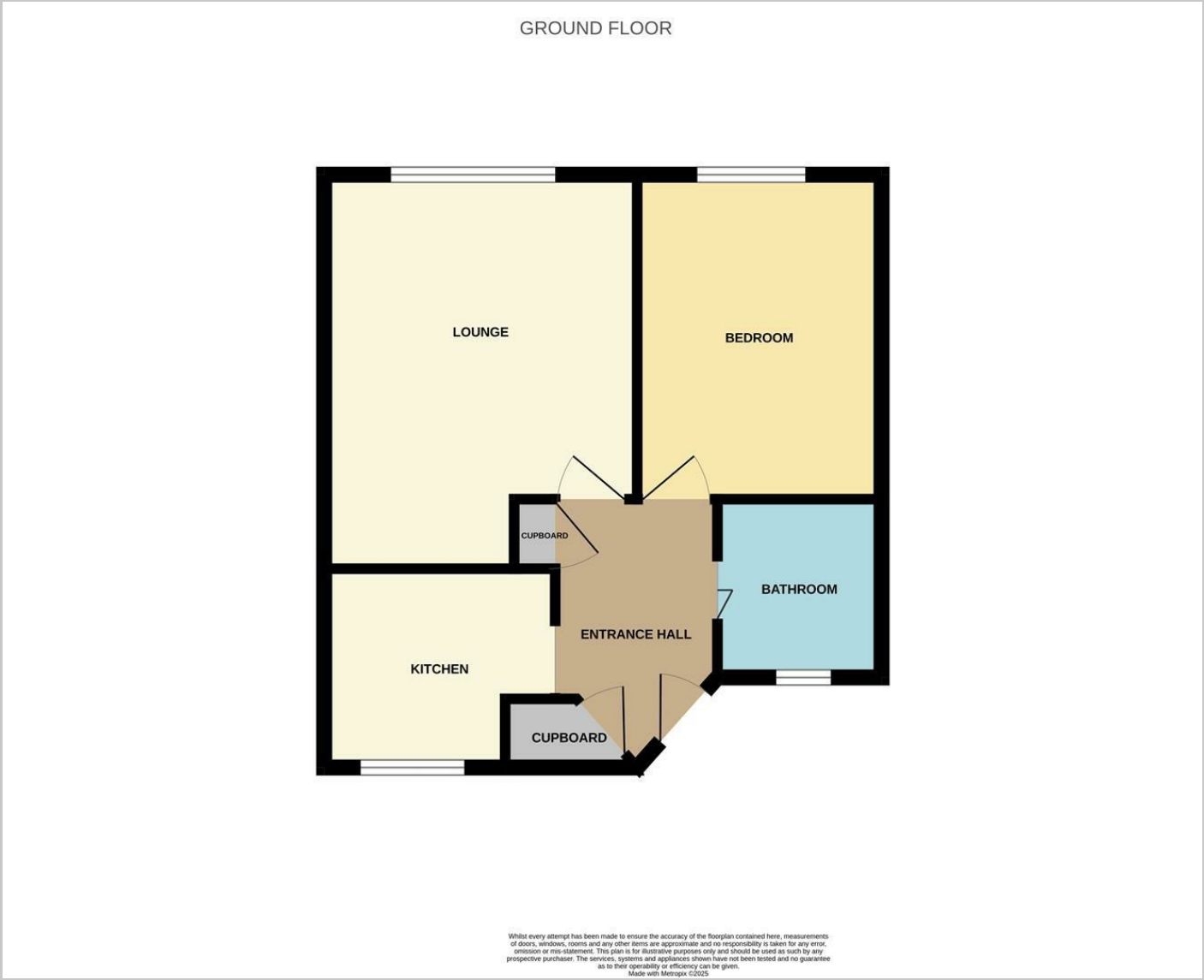
Lease Information

Lease Length - 86 Years

Approximate Service Charge - £1115.50



FLOOR PLANS



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

AREA MAP



ENERGY PERFORMANCE GRAPH

