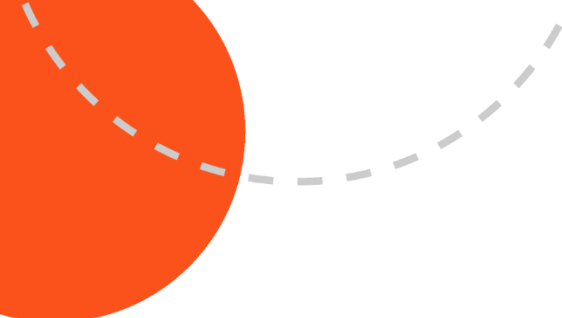




The Residences, 271 Rayleigh Road, Thundersley, Essex, SS7 3XF
2 bedroom ground floor flat / Guide Price £270,000 - £290,000 / t. 01702 555888

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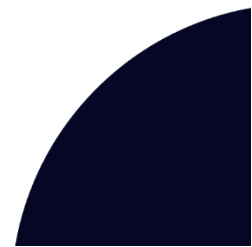




Welcome to 'The Residences', a bespoke complex built approximately 7 years ago finished to a high standard within Thundersley, we present a stunning **two bedroom ground floor apartment. Boasting reception room open plan to luxury fitted kitchen with high quality integrated appliances, good size bedrooms and a modern three piece shower room together with two Juliet balconies. Outside there is a secure allocated parking space with visitor spaces and EV car charging points. Also benefiting from a long lease in excess of 140 years remaining.**

Ideally located within easy reach of local transport routes, Hadleigh Town Centre, Thundersley Village and Hadleigh Country Park whilst also being minutes from local woodland and Virgin lifestyle gym. Excellent local schools can also be found nearby. Viewings advised.

Find us on



A space to
call home.



Approximate total area⁽¹⁾
537 ft²
49.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS (IPMS)
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.
GIRAFFE360





Highlights

- \ **Stunning Two Bedroom Ground Floor Flat**
- \ **Sought After Complex Built Approximately 7 Years Ago**
- \ **Luxury Fitted Kitchen Open Plan To Reception Room**
- \ **Good Size Bedrooms**
- \ **Modern Shower Room**
- \ **Secure Allocated Parking Space**
- \ **Further Visitor Spaces & EV Charging Points**
- \ **Communal Roof Garden**
- \ **Long Lease In Excess Of 140 Years**
- \ **Still Under New Build Warranty**
- \ **Convenient Location**
- \ **Walking Distance To Virgin Lifestyle Gym & Woodland**
- \ **Easy Reach of Shops, Supermarkets & Amenities**
- \ **Transport Links Within Easy Access**
- \ **EPC Rating - B**

Communal entrance door leading to communal hallway, private entrance door with entry phone leading to:

**Entrance Hall **

Wood effect flooring, electric radiator, smooth plastered walls and ceiling with inset spotlights, airing cupboard housing hot water cylinder and storage, doors to accommodation off.

**Kitchen / Reception Room 21'2 x 9'11 **

Stunning fitted kitchen open plan reception room. Comprising one and a half bowl stainless steel sink with moulded drainer and chrome mixer tap inset into range of attractive Quartz worktops, range of base and eye level white high gloss units, integrated fridge/freezer, integrated Siemens oven, integrated Siemens washer/dryer, integrated dishwasher, inset four ring Siemens induction hob with extractor over, integrated eye level Siemens microwave, wood effect flooring, power points, smooth plastered ceiling with inset spotlights, electric radiator, T.V point, UPVC double glazed sliding patio doors to the rear opening to Juliet balcony.

**Bedroom One 14'1 x 9'11 **

Fitted carpet, power points, electric radiator, TV points, smooth plastered walls and ceiling with inset spotlights, UPVC double glazed sliding patio doors to rear opening to Juliet balcony.

**Bedroom Two 10'7 x 8'1 **

Fitted carpet, electric radiator, power points, smooth plastered walls and ceiling with inset spotlights, UPVC double glazed window to rear.

**Shower Room 9'1 x 4'6 **

Luxury three piece suite comprising large walk in shower unit with shower over, wall mounted basin with chrome mixer tap, push button WC, extractor fan, heated towel radiator, smooth plastered ceiling with inset spotlights, fully tiled walls and flooring.





**Parking **

The property benefits from own allocated parking space via secure gated car park with further visitor spaces, bike storage, EV charging point.

**Communal Roof Garden **

The development benefits from a beautiful communal roof garden laid to artificial lawn with ample seating and sunbathing facilities.

**Lease Info **

150 years from and including 1 April 2018 to and including 31 March 2168. We are advised the current service charge is £629.25 every 6 months and the current ground rent is £147.28 every 6 months. We understand the freeholders are Belle Vue House Ltd and the managing agents are Hair and Son.

PLEASE NOTE:-

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

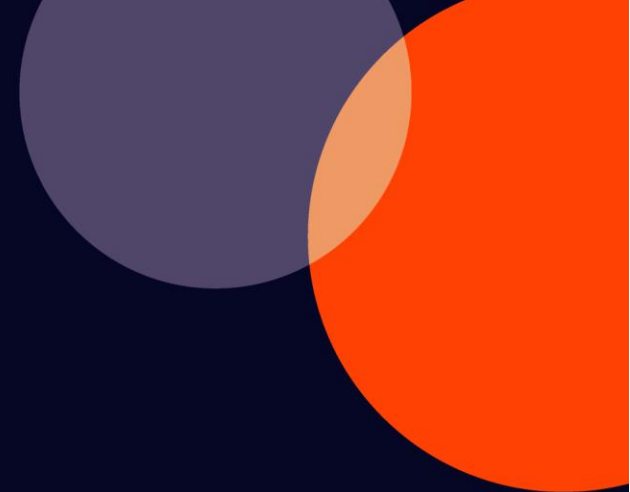
Digital Markets, Competition and Consumers Act 2024.

These details are for guidance only, complete accuracy cannot be guaranteed. For any points which are of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given concerning planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.









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