



FOR SALE

Weir Gardens, Rayleigh SS6 7SR

£250,000 Leasehold Council Tax Band - C

- Modern Ground Floor Flat
- 2 Double Bedrooms
- Sold with Tenant in Situ - Perfect for Investors
- Modern Kitchen with Integrated Appliances
- Modern 3-Piece Bathroom Suite
- Double Glazing Throughout
- One Allocated Parking Space
- Lease Over 100 Years
- Walking Distance to Rayleigh High Street
- Close to Rayleigh Train Station and Local Amenities

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

This lovely two bed ground floor property in Sovereign Court, Weir Gardens, Rayleigh, is being sold with long term tenant in situ and is a great opportunity for investment buyers and landlords, and features two double bedrooms, modern 3-piece bathroom, modern kitchen and open plan lounge dining room.

Upon entering, you are greeted by a modern kitchen with integrated appliances (dishwasher, washing machine, oven, microwave) leading onto open-plan lounge/diner creating a spacious and inviting atmosphere, ideal for entertaining guests or simply relaxing after a long day.

Convenience is key with this property, as it comes with one allocated parking space and additional visitor bays for when friends and family come to visit. It is also within walking distance to Rayleigh High Street and train station, making it excellent for commuters and tenants wanting easy access to shops and local amenities.

Contact us today to arrange a viewing and discover the great investment that this lovely property has to offer.

Communal Entrance

Communal door into communal entrance way, own front door leading into:

Hallway

Inviting entrance hallway featuring carpet flooring, entry phone, skirting, radiator and spotlights. Doors leading to Storage Cupboard, Bedroom 1, Bedroom 2, Bathroom and Kitchen/Lounge/Diner:

Storage/Airing Cupboard

Storage/Airing cupboard in hallway, carpet flooring, skirting, shelf, radiator.

Bedroom 1

Double bedroom featuring carpet flooring, double glazed window to side aspect, skirting, radiator and pendant lighting.

Bedroom 2

Double bedroom featuring carpet flooring, double glazed window to side aspect, skirting, radiator and pendant lighting.

Lounge / Diner

Spacious open plan lounge/diner featuring carpet flooring, skirting, double glazed window to side aspect, radiator x2, pendant lighting x2.

Kitchen

Modern kitchen with wood effect flooring, roll top wood effect work surfaces, wood effect splashback, wall hung and under counter cabinets. Integrated appliances: dishwasher, washing machine, under counter fridge/freezer, microwave, oven, electric hob with extractor fan, sink with drainer. Spotlight lighting and peninsula island.

Bathroom

Modern 3-piece bathroom suite with wood effect flooring, tiled walls, bath with shower over, sink, toilet and heated towel rail.

Parking

One allocated parking space with further visitor parking spaces

Tenure

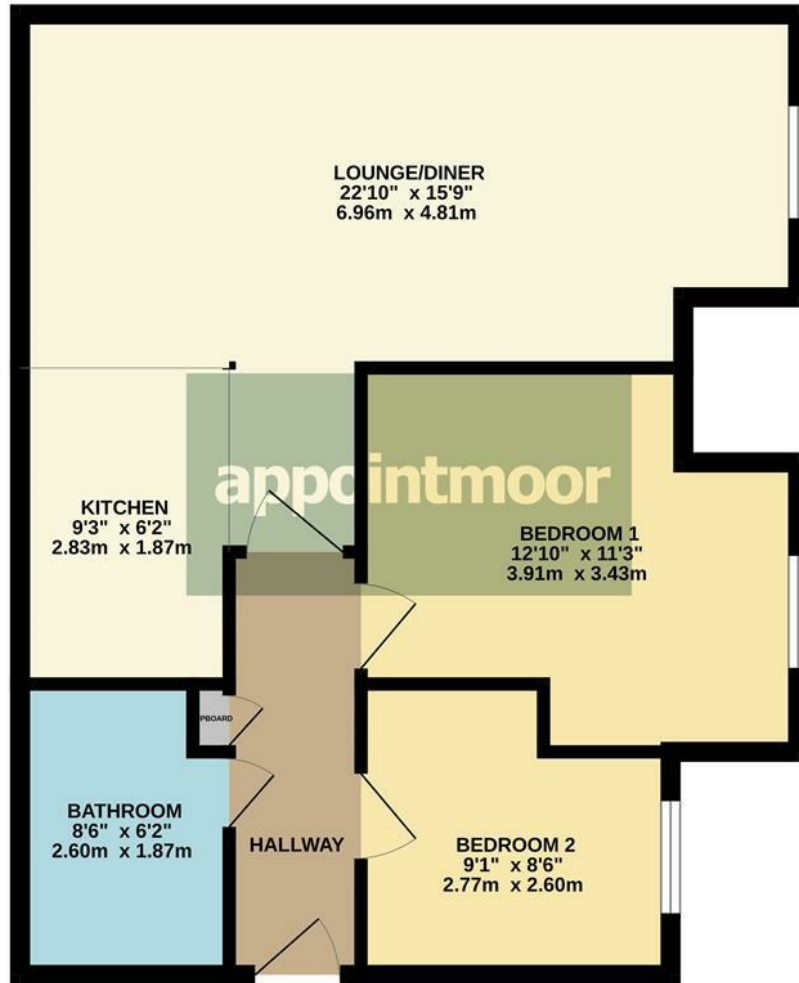
Leasehold
112 Years Remaining
Service Charge: £1531.79pa
Ground Rent: £200pa

Agents Notes

This property is being sold with Tenant in Situ.



GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.0 sq.m.) approx.

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.
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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	79	80

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	86	86

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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