

2 Bedroom First Floor Apartment For Sale - **£185,000**

**Hilltop Close Rayleigh SS6 7TW**



## KEY FEATURES

- Two Bedrooms
  - Ample Built in Storage Units
  - Double Glazed Windows Throughout
  - First Floor Flat
  - Access to Communal Gardens
  - Communal Car Park
  - A Short Walk from Shops and Popular Transport Routes
  - Quiet Cul-De-Sac Location
  - No Onward Chain
- Viewings Available Now**

## Description

Rare Opportunity! A Two Bedroom Retirement Property! Located in the heart of Rayleigh, this first floor flat is a short walk from shops and popular transport routes, all whilst in a quiet, cul-de-sac area. Boasting built in wardrobe units in both bedrooms, this property offers a bright lounge space that opens into the kitchen which makes it perfect for hosting friends and family. In need of some modernization, this property has the added benefit of off street parking as well as access to the communal gardens. With no onward chain, viewings are available now!

## Accommodation

### Communal Entrance

Via a secured door, you are welcomed into the communal entrance. From here there is a rising staircase that leads to the first floor landing.

### Private Entrance Hallway

Accessed via a wooden door, you enter the 'L' shaped entrance hallway. Decorated with carpet flooring and painted walls, this space benefits from a fitted electric heater as well as a built in storage cupboard. From here, you have access to both bedrooms, the shower room and the lounge.

### Bedroom One 9' 9" x 10' 1" (2.97m x 3.07m)

Accessed via the entrance hallway, you are guided into the bright master bedroom. Currently decorated with carpet flooring and wallpapered walls, this space benefits from a wall mounted electric heater as well as a double glazed window towards the rear elevation of the property, which allows ample natural light as well as views of the grounds. Additional benefits include built in wardrobes.

### Bedroom Two 8' 4" x 6' 6" (2.54m x 1.98m)

Accessed via the entrance hallway, there is a modest second bedroom. This space is decorated with carpet flooring as well as wallpapered walls. Similar to the master bedroom, this space benefits not only from an electric heater and built in wardrobe units, but also a double glazed window towards the side elevation of the property which allows for plentiful natural light.

### Lounge Diner 13' 2" x 12' 11" (4.01m x 3.93m)

Accessed via the entrance hallway, you are welcomed into the bright and open lounge diner. Finished with wood effect flooring and textured wallpapered walls, this space benefits from two wall mounted electric heaters as well as a double glazed window towards the rear elevation of the property that welcomes plentiful natural light. There is a further door leading to the kitchen.

### Kitchen 7' 0" x 8' 5" (2.13m x 2.56m)

Accessed via the lounge, there is the kitchen area. Designed with both eye level and low level storage units, this space houses amenities such as an inset sink paired with dryer unit as well as plumbing facilities for a washing machine. With a double glazed window overlooking the front elevation of the property, this space is finished with splashback wall tiling and stone effect flooring.

### Shower Room 6' 11" x 6' 2" (2.11m x 1.88m)

Accessed via the entrance hallway, there is a fully equipped shower room. Comprised of a wall mounted shower with shower cubicle, a low level W/C and a pedestal hand wash basin, this space also benefits from a wall mounted mirror, a towel rail and a built in storage cupboard that houses the water tank.

### Communal Gardens

Surrounding the grounds are various planters that are well maintained

### Off Street Parking

There are a selection of non allocated parking spaces available on the grounds for residence and visitors.







FIRST 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.  
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EPC Graph & Additional Information

| Energy Efficiency Rating                           |     | Current                 | Potential |
|--|-----|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |     |                         |           |
| (92-100) <b>A</b>                                  |     |                         |           |
| (81-91) <b>B</b>                                   | TBC | TBC                     |           |
| (69-80) <b>C</b>                                   |     |                         |           |
| (55-68) <b>D</b>                                   |     |                         |           |
| (39-54) <b>E</b>                                   |     |                         |           |
| (21-38) <b>F</b>                                   |     |                         |           |
| (1-20) <b>G</b>                                    |     |                         |           |
| <i>Not energy efficient - higher running costs</i> |     |                         |           |
| <b>England, Scotland &amp; Wales</b>               |     | EU Directive 2002/91/EC |           |

Tax Band for this property is: **B**  
 EPC rating for this property is: **TBC**  
 Tenure of the property is: **Leasehold**

**If Leasehold**, the remaining lease term is approximately: 160 years.  
 For more detailed enquiries regarding the ground rent, maintenance costs, etc. please telephone our office.



Disclaimer

Whilst every effort is made to ensure that the information provided in these particulars is accurate, customers should view such information, including descriptions, room sizes & photos, purely as a guide and should not be relied upon. All appliances are untested. Items shown in the photos are not necessarily included with the property.