



**5 Springfield Court Boston Avenue  
Rayleigh, Essex SS6 9DD  
£175,000**

- Freedom for Personalisation
- Quiet Location
- Superb Communal Gardens
- Short Walk to High-Street & Station
- Ample Parking
- Side Access to Gated Bins
- Buzzer System for Front Door
- Evenly Sized Throughout



12-14 Berrys Arcade  
High Street  
Rayleigh  
SS6 7EF

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating																													
Current	Potential	Current	Potential																												
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions																													
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St George Homes are pleased to offer this unique opportunity of a clean slate. This 1 bedroom flat in Rayleigh, located in Springfield Court down Boston Avenue is the perfect starting point for a first time buyer to stamp their mark on a property in need of modernising. Or its ideal for anyone wanting their own space in a lovely quiet location just minutes walk from parklands and just over a half mile walk into Rayleigh High-street and the station with lines to London and Southend.

#### ACCOMMODATION

##### HALLWAY

A nice sized hallway entrance fitted with carpet throughout. A large sized shoe/coat cupboard to the right just after the bedroom, fitted with shelves allowing for plenty of storage with electric meter and water tank stored here.

##### BEDROOM 11'8 x 10'2 (3.56m x 3.10m)

A good sized bedroom fitted with UPVC double glazed windows overlooking the gardens to the rear of the property, carpet, skirting

##### KITCHEN 9'6 x 7'1 (2.90m x 2.16m)

Although the kitchen is slightly tired and is in need of some modernisation and personalisation, it is a great size considering the flat only being 1 bedroom. Installed with double glazed UPVC windows and overlooks the rear of the property to the well maintained gardens.

##### BATHROOM 8 x 5'10 (2.44m x 1.78m)

A great sized bathroom comprising of a three piece suit with bath tub, W/C and sink wash basin, also provided with an airing cupboard for plenty of storage and immersion heater.

##### LOUNGE 16'6 x 12'7 (5.03m x 3.84m)

The lounge offers potential for a lovely relaxing space with UPVC double glazed windows on the side and the rear to let in plenty of light, with it needing so much work it offers a clean slate for anyone coming in and making it their own.

#### EXTERIOR / LOCATION

The Springfield Court flats are in a superb quiet location. The well maintained gardens offer the choice of going out there and enjoying the space while given washing lines to use and share. One parking space is given to each of the 9 flats in the block just to the side of the property. Being less than a mile walk to the station and high street, it also offers a short walk to local shops and to parklands located only minutes walk away.