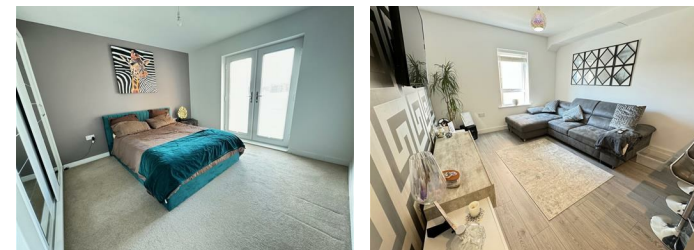
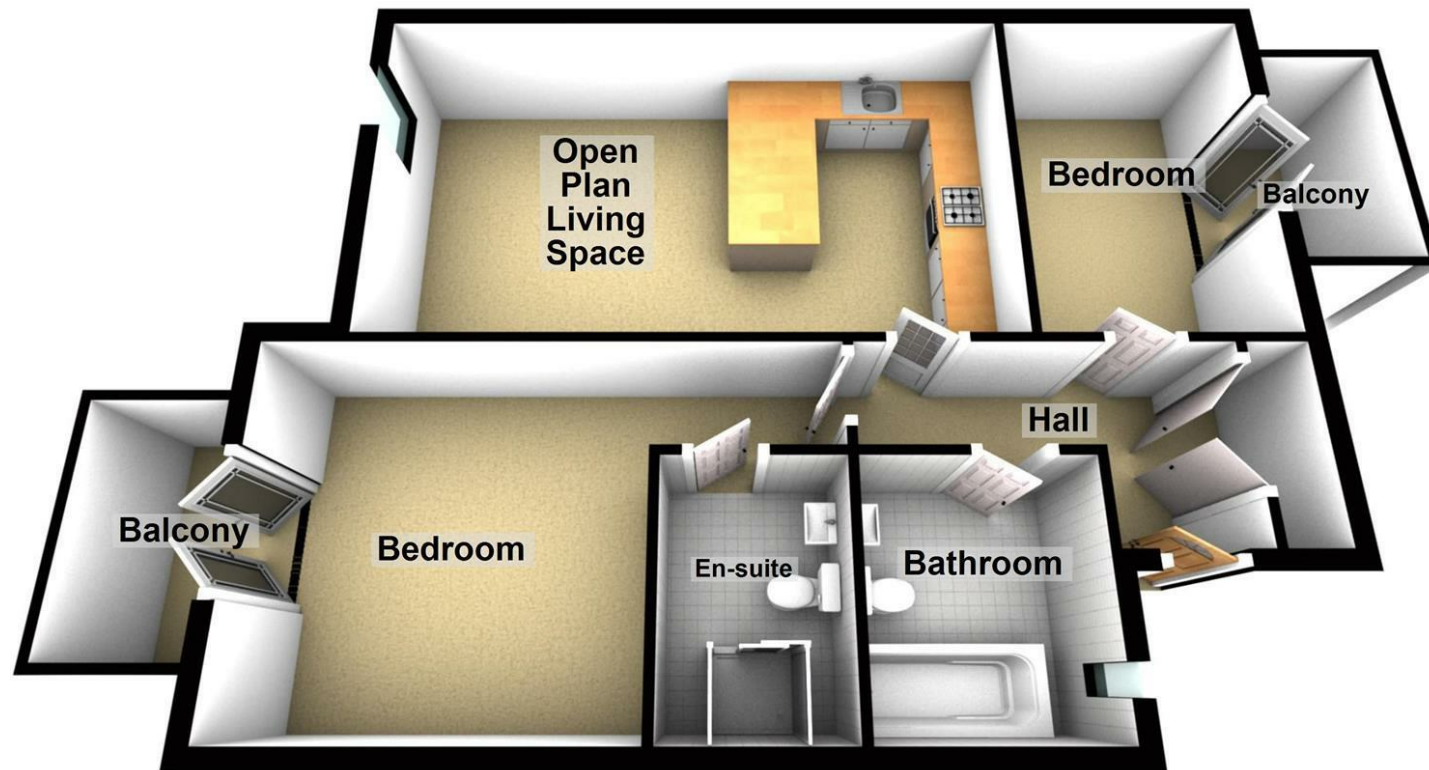


Ground Floor



**Apt 15 The Courtyard
Rayleigh, Essex SS6 7FU
£294,000**

- Minutes Walk To Rayleigh High Street
- 2 Double Bedrooms
- 2 Luxury Bathrooms
- 2 Private Balconies
- Open Plan Living Space
- Quality Kitchen/Breakfast Area
- Private Gated Parking
- Immaculate Throughout
- Easy Access To Station
- No Onward Chain

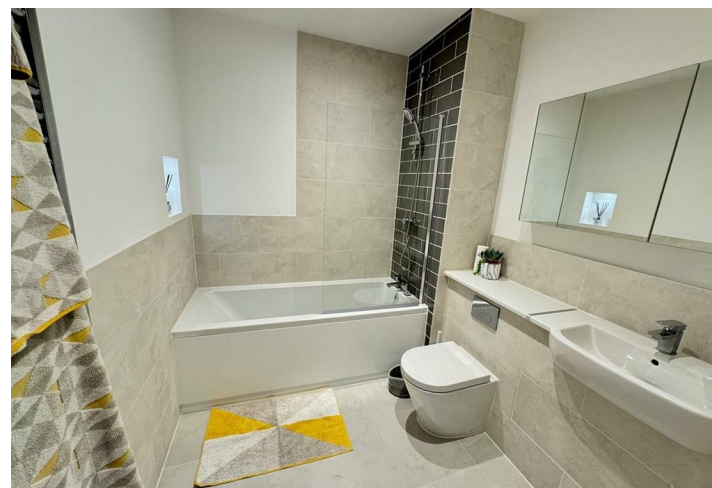


12-14 Berrys Arcade
High Street
Rayleigh
SS6 7EF

Tel: 01268 770728
info@stgeorgehomes.co.uk
www.stgeorgehomes.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
	EU Directive 2002/91/EC		EU Directive 2002/91/EC		

Energy Efficiency Rating: Current 84, Potential 84
Environmental Impact (CO₂) Rating: Current A, Potential A



****** SUPER 2 BEDROOM 2 BATHROOM APARTMENT CLOSE TO HIGH STREET ******

We are pleased to offer for sale this nearly new 2 bedroom 2 bathroom first floor apartment being only a few minutes walk to Rayleigh High Street & Station, The property is situated within a most popular development approached via secure electric gates with allocated parking & gardens, and also benefits a spacious open plan lounge with luxury fitted kitchen/breakfast room, 2 luxury bathrooms, 2 double bedrooms both with French doors leading to balconies, Entryphone system & gas central heating, The Apartment is being offered with no onward chain

ACCESS & ENTRANCE

The property is approached Entry Phone & electric gates with intercom system, Allocated PARKING SPACE, communal gardens & bike stores, secure door leading to the first floor

RECEPTION HALL

Wall mounted Entryphone system, laminate flooring, large storage cupboard with plumbing for washing machine & hot water system, radiator, power points, ,

OPEN PLAN LIVING SPACE & KITCHEN/BREAKFAST ROOM 21'9 x 11' (6.63m x 3.35m)

UPVC double glazed window, provision for wall mounted TV, laminate flooring, radiator, power points, KITCHEN/BREAKFAST AREA: Fitted with a quality range of light grey gloss eye level & base level units with quartz stone worktops incorporating a breakfast bar, inset sink with mixer taps, ceramic hob, extractor fan, oven, integrated Samsung appliances including a fridge freezer, dishwasher, ample power points, spot lighting, laminate flooring,

BEDROOM 1 13'6 x 11'4 (4.11m x 3.45m)

UPVC double glazed French doors leading to a glazed balcony, fitted blonds, full width wardrobes to recess area, radiator, power & TV points,

EN-SUITE SHOWER ROOM

White suite comprising large shower cubicle with glazed sliding doors & splash back tiling, wc with concealed cistern, vanity wash hand basin, tiled floor, spot lighting, heated towel rail, extractor fan,

BEDROOM 2 11'1 x 8'3 (3.38m x 2.51m)

UPVC double glazed French doors leading to a glazed balcony,

SPACIOUS BATHROOM

Quality white suite comprising panelled bath with glazed screen & thermostatic controlled shower over, low level wc with concealed cistern, wash hand basin with mixer taps, part tiled walls with complimentary tiled floor, spot lighting, extractor fan, heated towel rail,