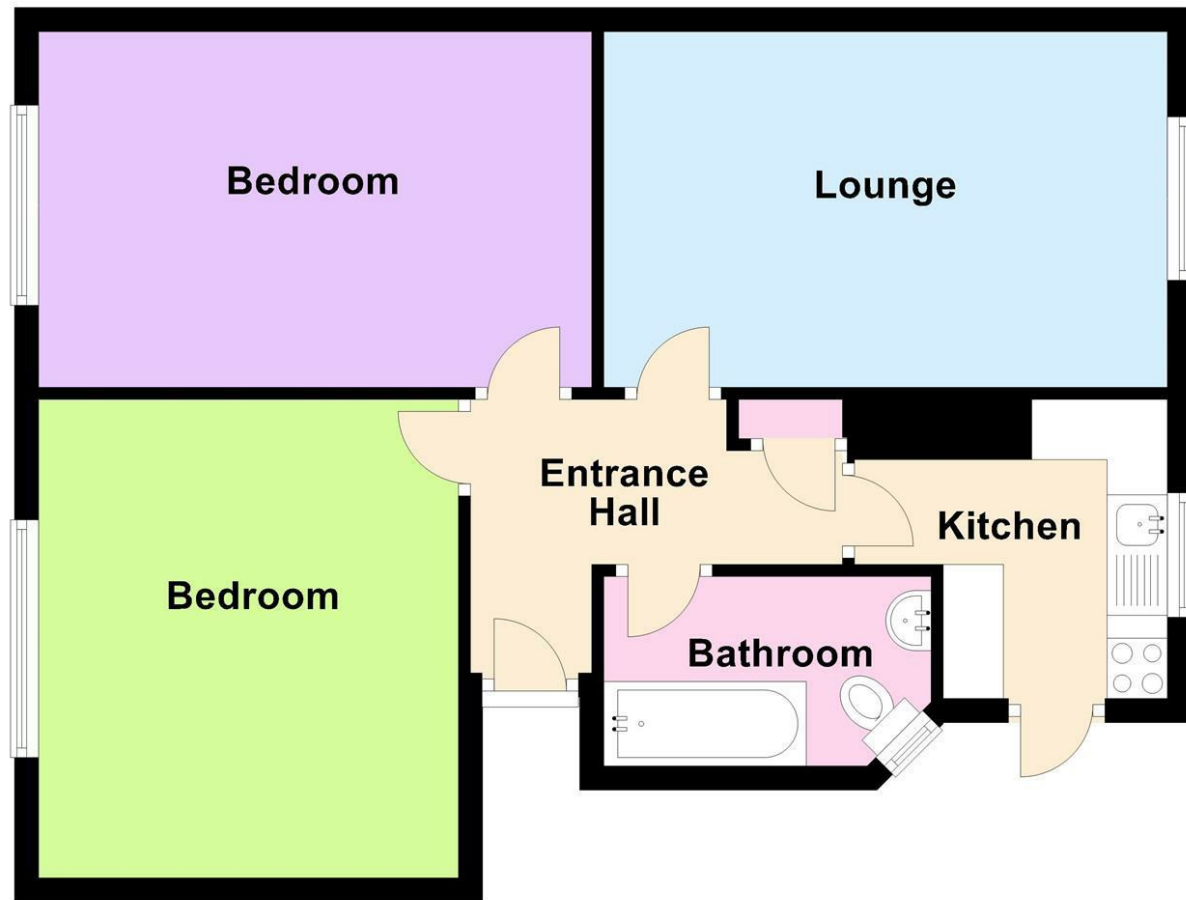


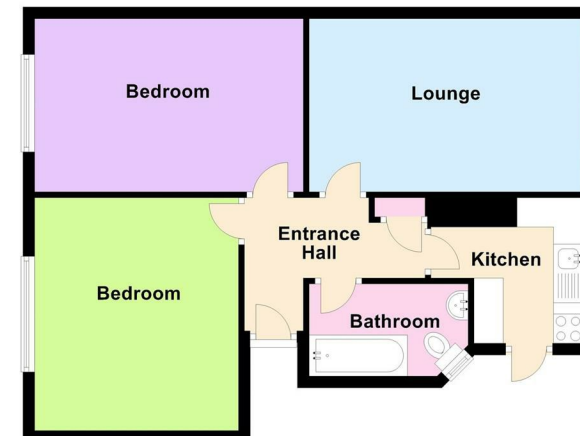
**Ground Floor**



**Benleigh House Down Hall Road  
Rayleigh, SS6 9JS  
£210,000**

- Minutes Walk To Station
- 2 Double Bedrooms
- Spacious Lounge
- Kitchen
- Bathroom/wc
- UPVC Double Glazing & Gas Central Heating
- Purpose Built
- Close to Local Shops
- Ideal First Purchase or Investment
- No Onward Chain

**Ground Floor**



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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
69	77		

Energy Efficiency Rating: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Current: 69, Potential: 77.

Environmental Impact (CO<sub>2</sub>) Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (1-20). Current: 69, Potential: 77.

England & Wales EU Directive 2002/91/EC



**\*\*\*\* SPACIOUS 2 BEDROOM FLAT CLOSE TO STATION \*\*\*\***

This first floor flat offers well proportioned accommodation with two double bedrooms, kitchen, bathroom/wc, 15' lounge, UPVC double glazing, gas central heating, & garden,

Situated within a short walk to Rayleigh Station & local shops whilst the High Street is also within easy reach,

The property is being offered with no onward chain

**ACCOMMODATION**

Communal door with entryphone system, stairs to first floor, door to:

**RECEPTION HALL**

Storage cupboard, power points, entryphone,

**LOUNGE 15'1 x 9'3 (4.60m x 2.82m)**

UPVC double glazed window to rear, feature fireplace, coving, radiator, power & Tv points,

**KITCHEN 8' x 8' max (2.44m x 2.44m max)**

UPVC double glazed window to rear & further door leading to balcony & stairs to garden, fitted range of eye level & base level units, rolled edge worktops, sink drainer, space for cooker, plumbing for washing machine, splash back tiling, wall mounted combination boiler, power points, tiled floor, radiator,

**BEDROOM 1 13'3 x 11'3 (4.04m x 3.43m)**

UPVC double glazed window to front, coving, radiator, power & Tv points,

**BEDROOM 2 15' x 9'3 (4.57m x 2.82m)**

UPVC double glazed window to front, coving, radiator, power & Tv points

**BATHROOM**

UPVC double glazed window to rear, white suite comprising, paneled bath with shower over & fitted screen, low level wc, pedestal wash hand basin, splash back tiling,

**OUTSIDE**

**REAR GARDEN**

To the rear is an enclosed garden with side access & further access to the rear staircase,

**FRONT GARDEN**

Laid to lawn & shrub beds, to the side is a communal parking area