



**Uplands Park Court Uplands Park Road
Rayleigh, SS6 8AY**
£250 000

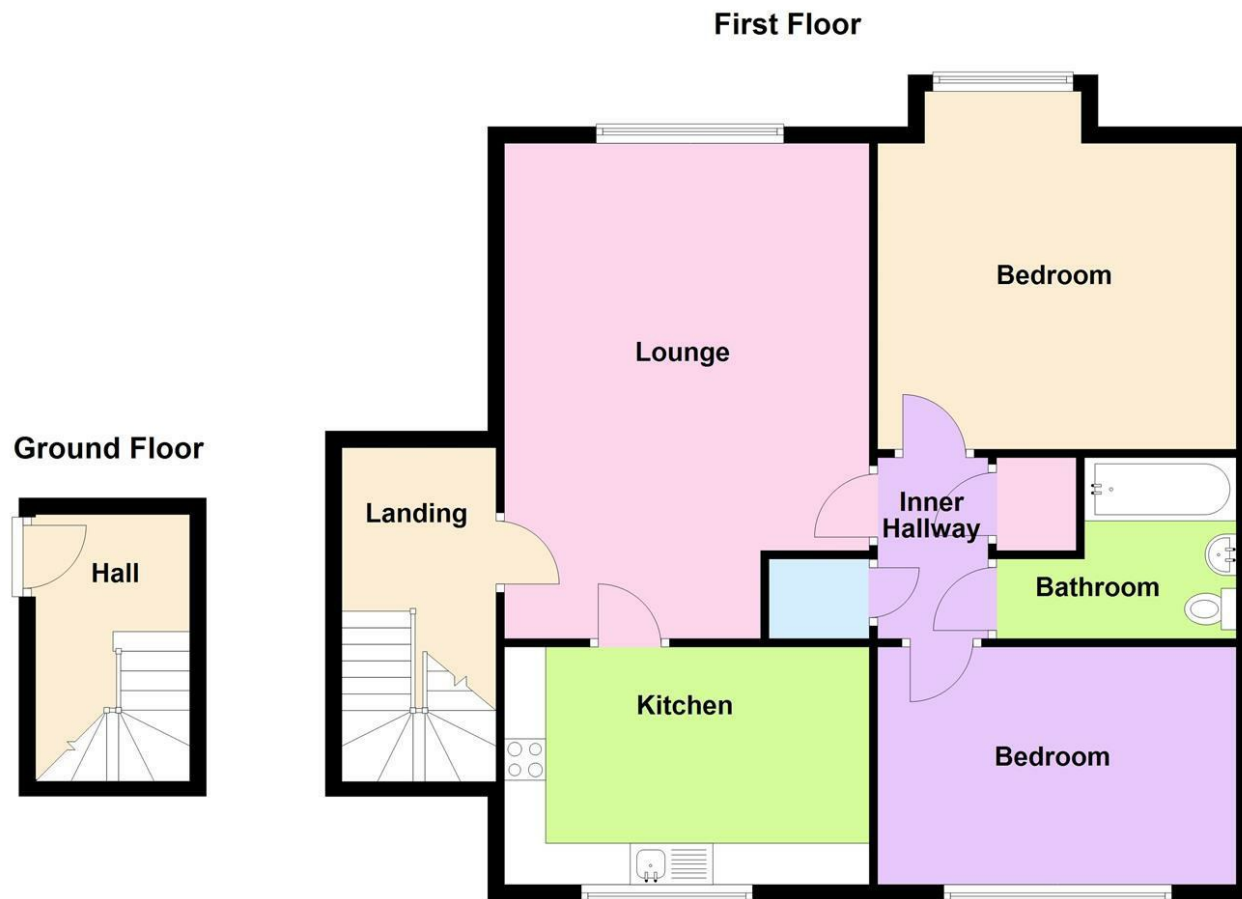
- Purpose Built 2 Bedroom Maisonette
- Own Entrance Hall & personnel Door
- 19'9 x 14'7 Lounge
- Modern Kitchen
- White Bathroom
- Gas Fired Central Heating
- UPVC Double Glazing
- Close To High Street & Station
- Private Gated Parking
- No Onward Chain

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	

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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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***** SPACIOUS 2 BEDROOM MAISONETE WITH OWN PARKING *****

St George homes are pleased to offer for sale this 2 bedroom purpose built 2 bedroom maisonette offering spacious accommodation with its own entrance to private lobby area, 19'4 Lounge, modern fitted kitchen/diner, two double bedrooms, modern bathroom, the property also benefits from UPVC double glazing & Gas central heating, Externally there are communal gardens, allocated & visitor parking, The property is situated in a most popular and convenient location being within easy reach of Rayleigh Station & High Street, We strongly recommend an early viewing to appreciate this spacious home being offered with no onward chain

ACCOMMODATION

GROUND FLOOR HALL

Hardwood door to, stairs to first floor, power point,

LANDING

UPVC double glazed window to rear,

LOUNGE 19'9 x 14'7 (6.02m x 4.45m)

UPVC double glazed window to front, laminate flooring, radiator, power & Tv points, coved ceiling

KITCHEN/DINER 14'5 x 9'4 (4.39m x 2.84m)

UPVC double glazed window to rear, modern range of white eye level & base level units, rolled edge worktops incorporating inset sink drainer, ceramic hob with extractor fan, double oven, plumbing for washing machine, splash tiling, radiator, power points, wall mounted combination boiler,

INNER HALL

Access to loft space, laminate flooring, power point, storage cupboard

BEDROOM 1 14' x 14' max (4.27m x 4.27m max)

UPVC double glazed bay window to front, laminate floor, radiator, power points, coving,

BEDROOM 2 14'5 x 9'3 (4.39m x 2.82m)

UPVC double glazed window to rear, coving, radiator, power points, laminate flooring,

BATHROOM

Modern white suite comprising panelled bath with shower/mixer taps and further electric shower over, low level wc, pedestal wash hand basin, tiled walls, extractor fan, radiator, ,

OUTSIDE

COMMUNAL GARDENS

There are communal gardens to front side and rear elevation being mainly laid to lawn & shrub beds,

GATED PARKING

To the rear is a private gated driveway leading to private parking with allocated parking space & visitor parking