

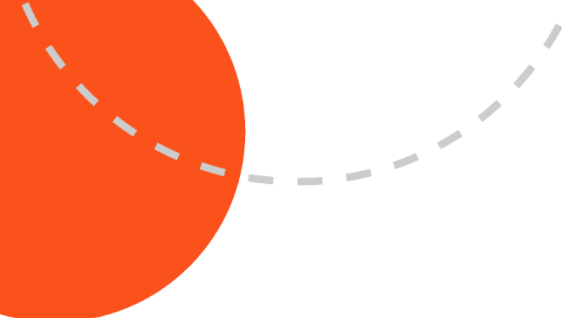


The Trinity, 50 Crown Hill, Rayleigh, Essex, SS6 7FR

Two Bedroom First Floor Apartment / Price: Offers Over £280,000 / Leasehold / Tel: 01702 207720







We are pleased to present to you this **stylish two-bedroom** apartment located in Rayleigh, Essex. Boasting a prime location and a host of desirable features, this property is sure to captivate those in search of stylish and comfortable living space. Inside, you'll find a bright and spacious open-plan living area, complemented by a modern, fully fitted kitchen. The property also boasts a luxurious four-piece bathroom suite and two generously sized double bedrooms. Externally, the development is surrounded by beautifully maintained communal gardens and offers allocated secure parking at the rear. For your convenience, we have created a **360° virtual tour** of the property. We encourage you to look and then schedule an in-person viewing at your earliest convenience.

The property is literally across the road from Rayleigh train station, offering fast, direct access to London. Rayleigh High Street is just a short walk up the hill and boasts a vibrant selection of shops, and eateries.

Find us on





**A space to
call home.**



Property Information

- / First Floor Apartment
- / Two Bedrooms
- / Open Plan Kitchen & Lounge
- / Modern Four Piece Bathroom Suite
- / Lift Access
- / Entry Phone System
- / Underfloor Heating
- / Allocated Parking Behind Security Gates
- / EPC Rating: B
- / Council Tax Band: C
- / 550.78 Sq. Ft in Size
- / Very Close to Station & Village Shops
- / 360' Virtual Tour

Wall mounted entry phone point providing secure access via doors to:

Communal Hall /

Stairs to first floor and access to lift. Entrance door with security peephole leading to:

Entrance Hall /

8'9 x 3'5 x 9'1 x 3'2

Smooth plastered ceiling with integrated spotlights, fitted carpet, underfloor heating, video entry phone system, wall mounted thermostat control, power points, doors leading off:

Bathroom /

7'11 x 5'2

Four-piece suite comprising of integrated bath with mixer tap, safety glass cubicle with fitted shower attachment, wall mounted sink with mixer tap, low level w/c, smooth plastered ceiling with integrated spotlights, tiled flooring and part tiled walls, chrome heated towel rail, airing cupboard housing water tank, extractor fan.

Open Plan Lounge & Kitchen /

25'10 x 10'0

Kitchen /

Fitted at both eye and base level in a range of modern gloss units with granite work surface, integrated oven and electric hob with extractor fan above, integrated fridge/freezer, dishwasher, stainless steel sink unit with mixer tap, double glazed window to side aspect, smooth plastered ceiling with integrated spotlights, tiled flooring, underfloor heating, power points.

Lounge /

Double glazed window to front aspect, smooth plastered ceiling with integrated spotlights, fitted carpet, space for dining table, underfloor heating, wall mounted thermostat control, power points.





Bedroom One /

11'2 x 8'11

Double glazed window to front aspect, smooth plastered ceiling with integrated spotlights, fitted carpet, underfloor heating, built in wardrobe/storage cupboard, wall mounted thermostat control, power points.

Bedroom Two /

10'4 x 8'1

Double glazed window to front aspect, smooth plastered ceiling with integrated spotlights, fitted carpet, underfloor heating, wall mounted thermostat control, power points.

Outside /

The development has well maintained grounds with communal gardens surrounding, private parking is located at the rear of the development and access is gained via security gates.

Lease Details /

Available on Request

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



