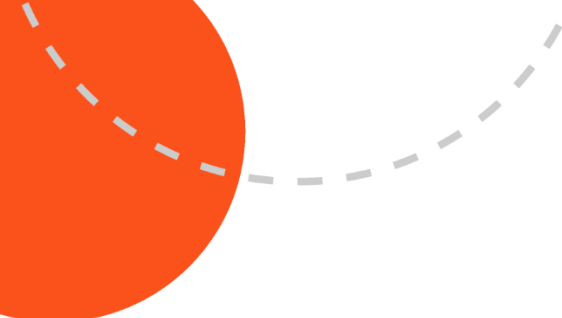




12 Benleigh House, Marina Avenue, Rayleigh, SS6 9JQ

Two Bedroom Second Floor Flat / Price: £190,000 Leasehold

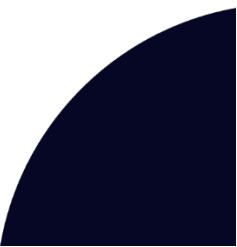
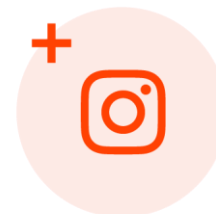




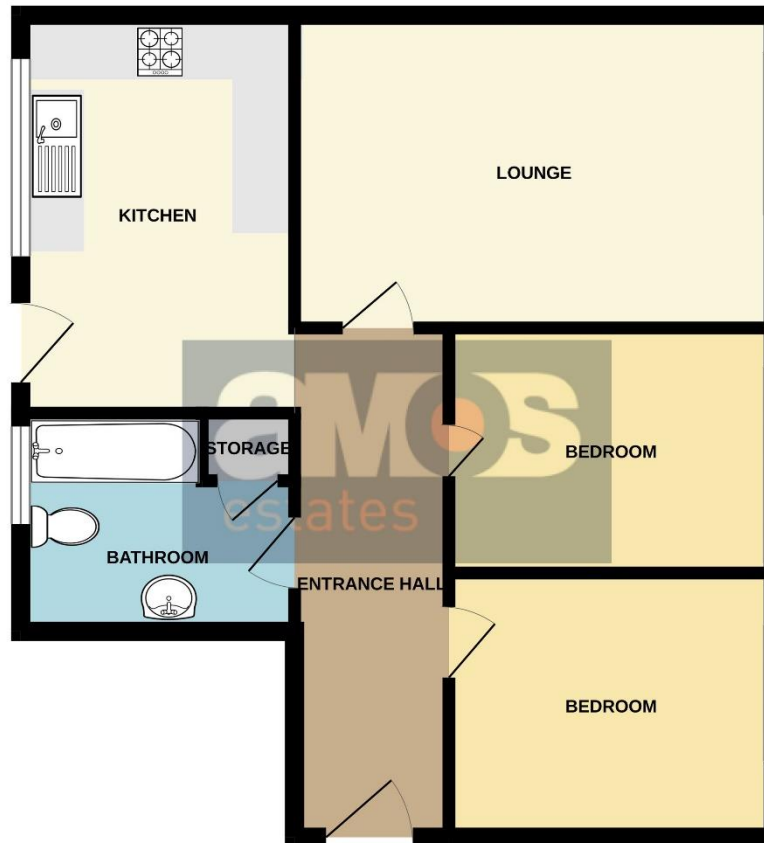
Spacious top floor apartment with nicely presented, well-lit rooms and located within a couple of minutes' walk to Rayleigh Train Station with a fast, direct link into London Liverpool Street and 'around the corner' from the High Street.

The flat is available for sale with no onward chain and features include **two double bedrooms**, a large kitchen with door, bathroom and tastefully decorated lounge with feature fireplace. The development benefits from well-presented communal areas. Viewing advised.

Find us on



**A space to
call home.**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Highlights

- / Two Bedroom Second Floor Flat
- / Lounge With Feature Fireplace
- / Modern Fitted Kitchen with Appliances
- / Bathroom Suite with Shower & Bath
- / Radiator Heating
- / Well Maintained Communal Areas
- / Double Glazed Windows
- / Courtyard Communal Area with Own Shed
- / No Onward Chain





Entrance Hall /

Entryphone system from communal entrance door on the ground floor, fitted carpet, radiator, smooth plaster ceiling, doors off.

Lounge /

14'7 X 9'7

Double glazed window to front aspect, radiator, fitted carpet, feature fireplace, power points, tv point, plastered ceiling.

Kitchen /

11'1 X 8'5

Wood units at both eye and base level with rolltop work surface, integrated stainless single drainer set unit, integrated oven with 4 ring electric hob and extractor fan above, space for washing machine and fridge freezer, wall mounted boiler, double glazed window to rear aspect, double glazed rear entrance door to staircase, floor covering, plastered ceiling, tiled work areas, power points.

Bedroom One /

9'3 X 9'1

Double glazed window to front aspect, fitted carpet, radiator, plastered ceiling, power points.

Bedroom Two /

9'7 X 8'5

Double glazed window to rear aspect, fitted carpet, radiator, plastered ceiling, power points.



Bathroom /

White suite comprising of panelled bath with mixer taps and safety glass shower screen, wall mounted shower unit, toilet and pedestal wash hand basin with mixer tap, tiled splash back, chrome heated towel rack, part tiled walls, plastered ceiling, double glazed window to side aspect.

Outside /

Communal space with drying area and storage shed.

Length of Lease /

We are advised the unexpired term of the lease is approximately 150 years.

Service Charge /

The service charge is paid 6 monthly. Previous services charges ranged between £560.98 & £712.72.

Ground Rent /

Approx £40 per annum.

PLEASE NOTE:- 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.

