

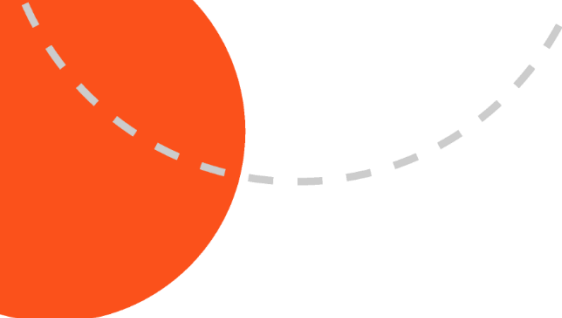


17, The Trinity, 50 Crown Hill, Rayleigh, Essex, SS6 7FR

Two Bedroom Second Floor Apartment / **Guide Price:** £250,000 - £260,000 / **Tel:** 01702 207720

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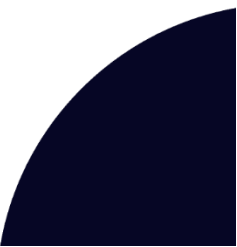
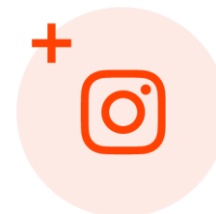




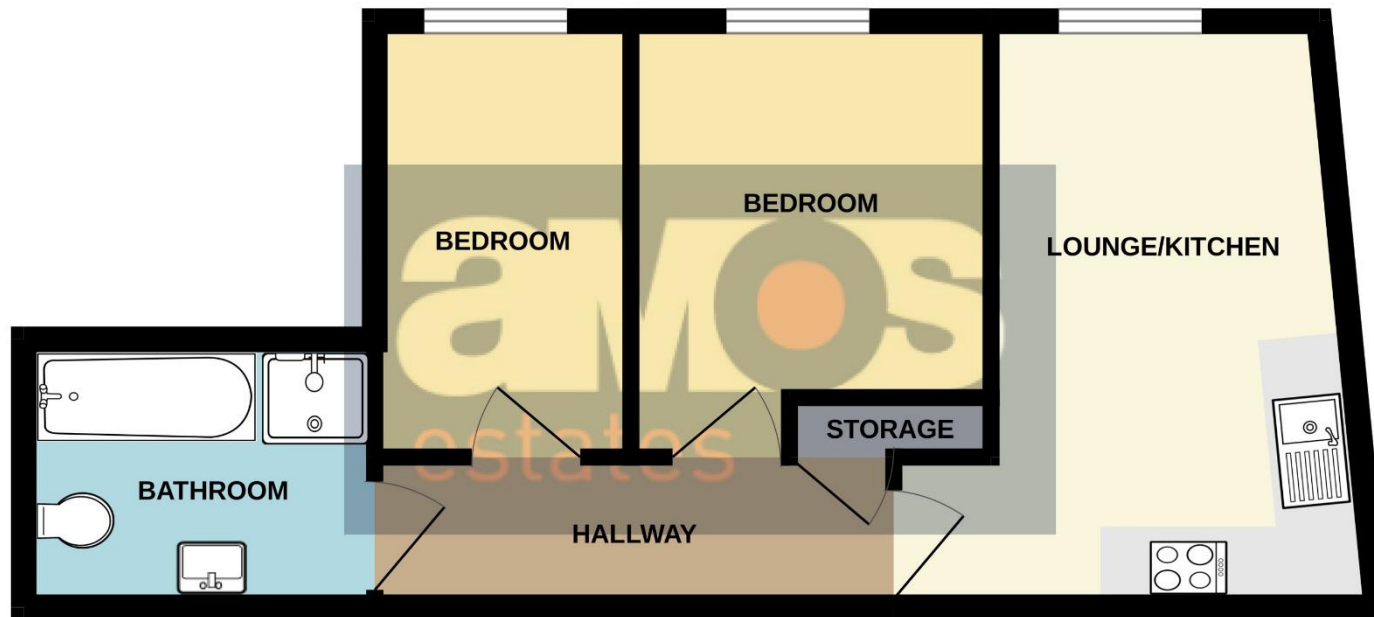
This stylish second floor apartment offers contemporary living in a well-maintained development, surrounded by beautifully kept communal gardens that provide a peaceful and green outlook. The property features **two well-proportioned bedrooms** and a modern open plan living area, combining a fitted and fully equipped kitchen with a comfortable lounge. There's also space to accommodate a small dining area, perfect for everyday meals or casual entertaining. The modern four-piece bathroom includes a bath, separate shower, basin, and WC, all finished to a high standard. Additional benefits include an entry phone system and access to the landscaped communal gardens.

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



GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



**A space to
call home.**

TOTAL FLOOR AREA : 352 sq.ft. (32.7 sq.m.) approx.

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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Property Information

- / Second Floor Apartment
- / Two Bedrooms
- / Open Plan Kitchen/Lounge/Diner
- / Four Piece Modern Bathroom
- / Under Floor Heating Throughout
- / Allocated Parking
- / EPC Rating: C
- / Council Tax Band: C
- / Very Close to Rayleigh Station & High Street Shops

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 /

11'3 x 3'5

Smooth plastered ceiling with integrated spotlights, fitted carpet, phone entry system, storage cupboard, doors leading off:

Open Plan Kitchen/Lounge/Diner /

18'8 x 11'8

Kitchen /

Fitted at both eye and base level in a range of white units with working surface over, stainless steel sink unit with mixer tap, integrated electric hob with extractor fan above and integrated electric oven, integrated fridge/freezer, integrated dishwasher, tiled flooring, power points.

Lounge/Diner /

Double glazed window to front aspect, smooth plastered ceiling with integrated spotlights, fitted carpet, space for dining table, power points.

Bathroom /

9'2 x 6'6

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



Bedroom One /

11'9 x 8'8

Double glazed window, smooth plastered ceiling with integrated spotlights, fitted carpet, built in wardrobes, power points.

Bedroom Two /

14'8 x 6'3

Double glazed window, smooth plastered ceiling with integrated spotlights, fitted carpet, 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.



