



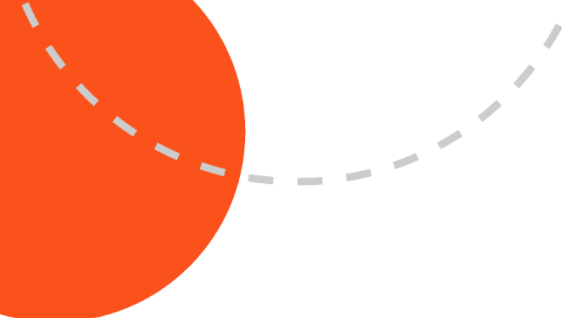
24, The Trinity, 50 Crown Hill, Rayleigh, Essex, SS6 7FR

Two Bedroom Second Floor Apartment / **Guide Price:** £260,000 - £270,000 / **Tel:** 01702 207720

**amos**





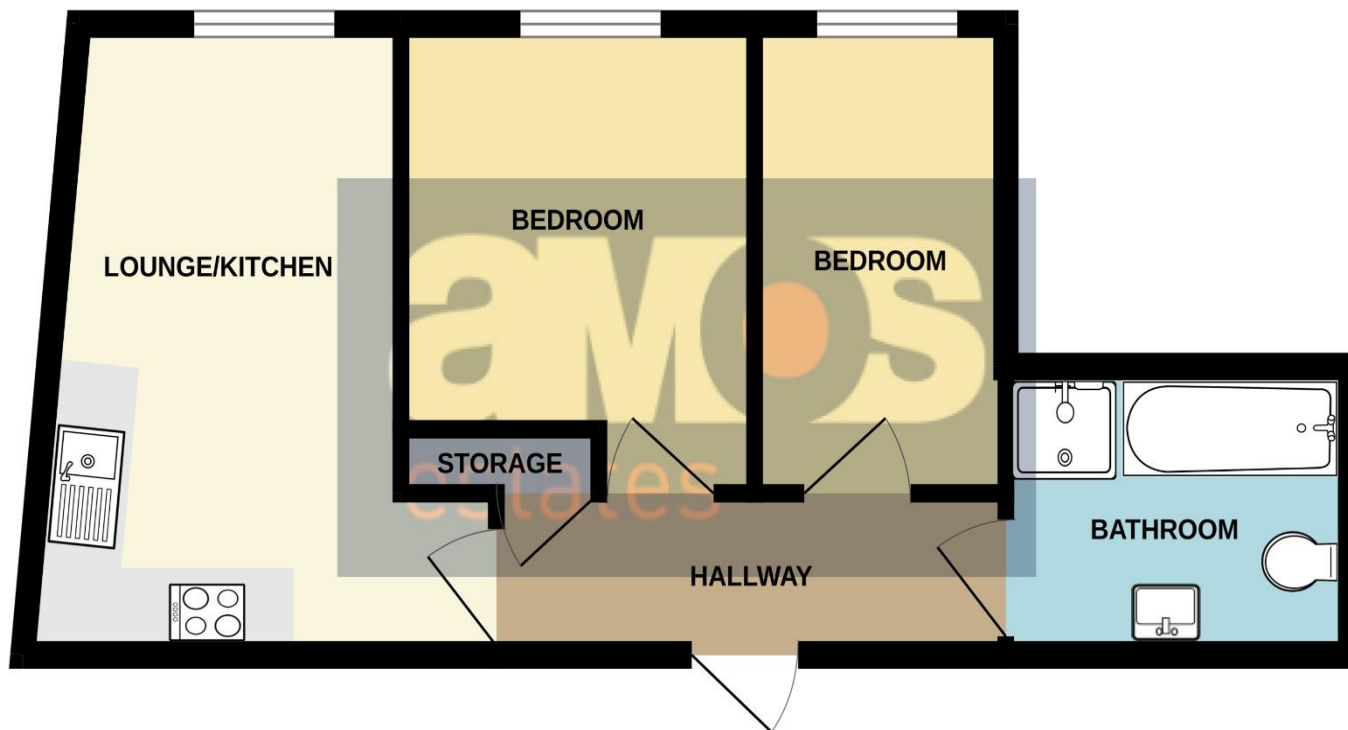


Situated within a well-maintained and desirable development, this beautifully presented two-bedroom second floor apartment offers contemporary living surrounded by beautifully kept communal gardens. The property boasts a bright open plan lounge and kitchen area. The kitchen is fitted with modern units, integrated appliances, and ample workspace, offering both style and practicality. There are two bedrooms, offering ample room for storage and comfortable living, along with a modern four-piece bathroom suite, including a separate shower and bath. Additional benefits include an entry phone system for added security and convenience, as well as access to the development's landscaped communal gardens, perfect for enjoying outdoor space. This apartment presents a fantastic opportunity for first-time buyers, investors, or anyone seeking a low-maintenance home in a well-connected location.

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.

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call home.**



## Property Information

- / Second Floor Apartment
- / Two Bedrooms
- / Open Plan Kitchen/Lounge/Diner
- / Four Piece Modern Bathroom
- / Under Floor Heating Throughout
- / Allocated Parking
- / EPC Rating: D
- / 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 /**

11'2 x 3'5

Smooth plastered ceiling, fitted carpet, loft access, phone entry system, storage cupboard, power points, doors leading off:

### **Open Plan Kitchen/Lounge/Diner /**

18'3 x 11'5

### **Kitchen /**

Fitted at both eye and base level in a range of white gloss units with working surface over, integrated oven and induction hob with extractor fan above, integrated fridge/freezer and dishwasher, stainless steel sink with mixer tap, smooth plastered ceiling with integrated spotlights, tiled flooring, power points, open access to:

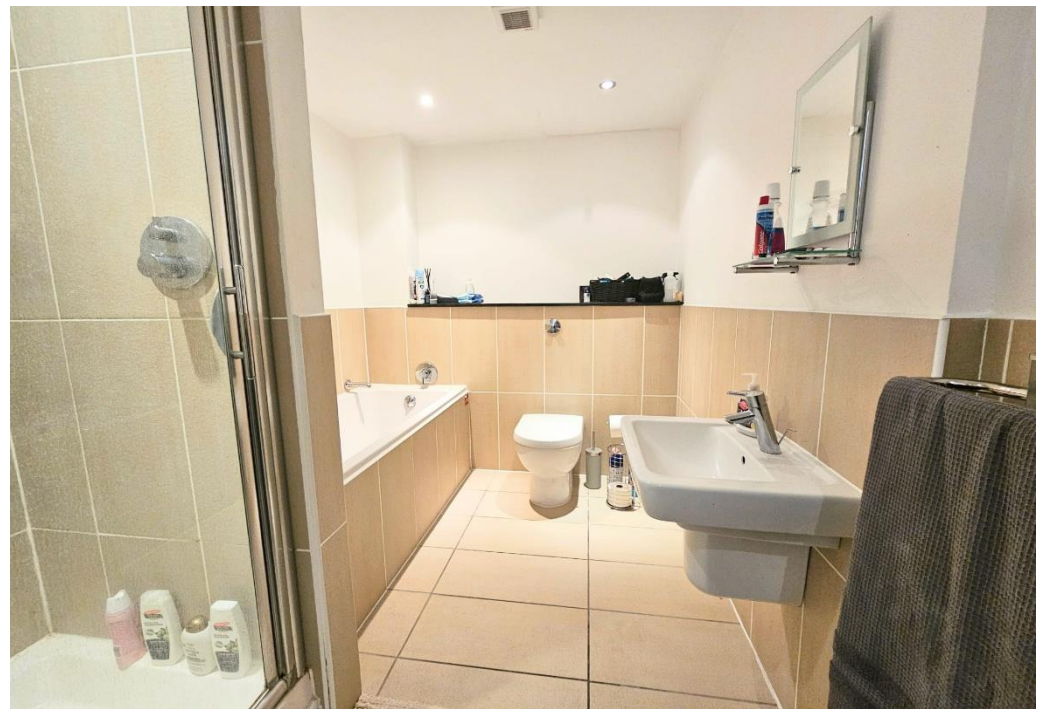
### **Lounge/Diner /**

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

### **Bathroom /**

9'1 x 6'7

Four-piece suite comprising of integrated bath with mixer tap, shower 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, built in wardrobes, fitted carpet, power points.

## Bedroom Two /

11'1 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 /

**Lease:** 108 years unexpired

**2025 Service Charge:** £1,541.58

**Ground rent:** £300 per annum

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

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