



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian **dadd** commercial

FOR SALE

£220,000

- Two Bedroom Apartment
- Allocated Parking Space
- Double Glazing
- Close to Station & Amenities
- Spacious Rooms
- Recently Redecorated
- Modern Development
- Chain Free
- Council Tax Band - C

CONTACT: 020 8506 9800  
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www.clarkehillyer.co.uk

# 6 RAWLYN CLOSE, CHAFFORD HUNDRED, ESSEX, RM16 6BS



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

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### Entrance

Entrance via communal door, communal stairs to first floor landing, own door to...

### Hallway

Entry phone system, economy 7 storage heater, carpeted, cupboard housing hot water tank, further storage cupboard, doors to.

### Lounge

14'11 x 10'7

Double glazed double doors to rear aspect with Juliette balcony, economy 7 storage heater, power points, t.v. point, newly laid carpet.

### Kitchen

12'3" x 8'9

Double glazed window to front aspect, fitted wall and base units, white single drainer sink unit with mixer taps, freestanding fridge/freezer, washing machine, built in oven, hob and extractor fan, power points, part tiled walls, vinyl flooring

### Bedroom One

11'1 x 8'9

Double glazed window to rear aspect, economy 7 storage heater, t.v point, power points, built in wardrobe, newly laid carpet.

### Bedroom Two

11'1 x 7'0

Double glazed window to rear aspect, economy 7 storage heater, power points, t.v., point, carpeted.

### Bathroom

Obscure glass double glazed window to rear aspect, white suite comprising of: panel bath, shower attachment, pedestal wash hand basin, mixer tap, low level w.c., heater, part tiled walls, vinyl flooring,



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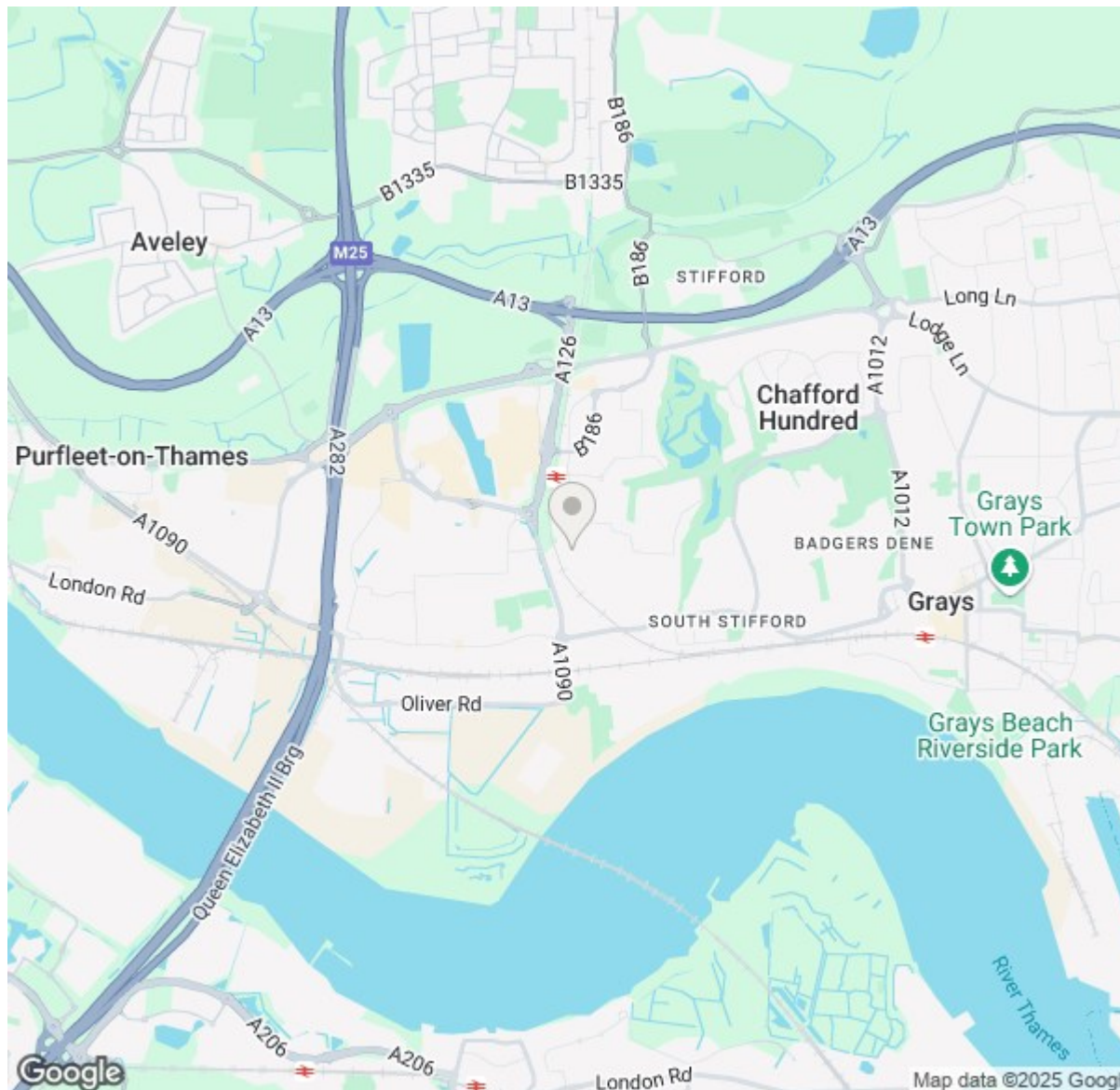
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	78
EU Directive 2002/91/EC		

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