

# 19 The Courtyard, Rayleigh, Essex, SS6 7FU

Offers In Excess Of £315,000

**bear**  
*Estate Agents*



Bear Estate agents proudly offer for sale this exquisite two-bedroom ground floor apartment nestled within a sought-after gated development in Rayleigh High Street. Boasting an array of luxuries, this home epitomizes modern living with its impeccable design and attention to detail.

Upon entry, you are greeted by a spacious interior featuring two generously sized double bedrooms, complemented by elegant bathrooms and ample built-in storage. The heart of the home lies in its open plan living space, seamlessly flowing onto its own outdoor courtyard, perfect for relaxation or entertaining guests.

Noteworthy features include a three-piece ensuite in the master bedroom and the convenience of Samsung appliances throughout. Adding to its allure is the state-of-the-art Global home heating system, granting unparalleled control over lighting and heating via mobile phone—a testament to the property's commitment to comfort and convenience.

Situated within close proximity to Rayleigh High Street, residents enjoy easy access to a plethora of local amenities, while the nearby Rayleigh train station offers swift connections to London Liverpool Street in under 50 minutes, making it an ideal choice for commuters.

Whether you're considering your first home purchase or seeking a savvy investment opportunity, this exceptional property is sure to exceed your expectations. We invite you to schedule an internal viewing and experience the epitome of modern living first-hand. Don't miss out on this extraordinary chance to call Rayleigh High Street home.

### **Communal entrance**

Communal entrance via security entry phone system into communal hallway leading to:

### **Main Entrance**

Private entrance door into hallway, wood effect laminate flooring, smart touch control panel, large built in storage cupboard with space for washer dryer and the boiler, radiator, smooth ceilings with centre ceiling spotlights and doors leading to:

### **Main bathroom**

7'4" x 6'10"

Comprises of a three piece suite with a panelled bath with shower head, wall mounted dual flush WC, pedestal sink, smooth ceilings with extractor fan, inset centre ceiling spotlights, tiled floors, half tiled surround, tiled splash back, wall mounted chrome heated towel rail.

### **Open Plan Kitchen/ Living Space**

22'1" x 11'1"

Laminate wood effect flooring throughout, smooth ceilings with inset ceiling lights to the kitchen area, pendant ceiling light, plenty of power points, wall mounted radiators, controlled by heating system, kitchen comprises of a range of eye and base level units with stone worksurfaces incorporating a stainless steel sink with mixer tap and

inset draining board, Samsung Four ring induction hob, Samsung extractor fan, Samsung oven, Samsung fridge freezer and also an integrated Samsung dishwasher, power points, tiled splash backs, space for storage, space for dining room table and space for seating area and a double glazed door with inset blinds leading onto the courtyard area

### **Master bedroom**

15'7" x 12'0"

Carpet throughout, smooth ceilings with two pendant ceiling lights, wall mounted radiator, double glazed window facing the rear aspect, space for storage, space for integrated wardrobes, power points, wall mounted radiator, door leading to ensuite.

### **En-suite**

8'0" x 4'11"

Comprises of a three piece suite with an enclosed shower, all mounted dual flush WC, hand washed basin sink, bespoke fitted mirrored storage, chrome heated towel, tile floors, tile surrounds, extractor fan, smooth ceilings and inset centre ceiling lights.

### **Bedroom Two**

11'1" x 9'3"

Carpet throughout, double glazed window facing the front aspect, smooth ceilings, pendant ceiling light, space for storage, power points



BABE  
YOU  
LOOK  
SO  
COOL

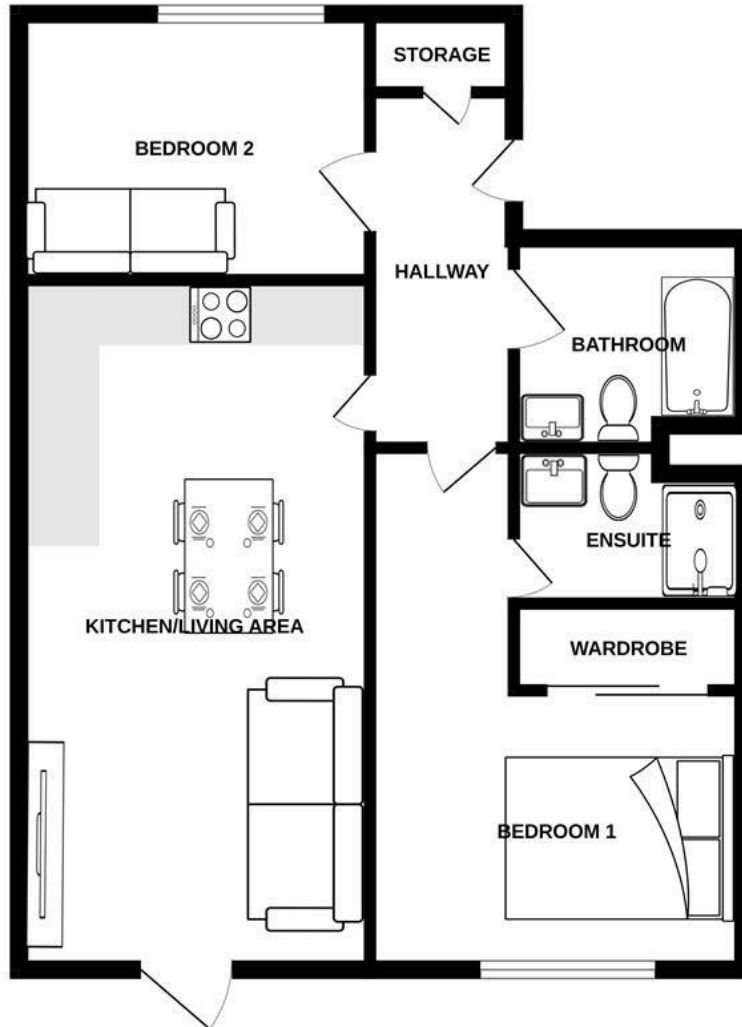
THE  
DOG  
SITS  
HERE







GROUND FLOOR  
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	