



The Courtyard | | Rayleigh | SS6 7FU
Guide Price £300,000

bear
Estate Agents

Guide Price *£300,000 - £325,000*

Welcome to The Courtyard, a charming new development in the heart of Rayleigh. This first-floor flat is a gem waiting to be discovered by someone looking for a modern and convenient living space.

As you step into this property, you are greeted by a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. With two cosy bedrooms and two well-appointed bathrooms, this flat offers comfort and privacy in equal measure.

One of the standout features of this flat is the allocated parking, ensuring that you never have to worry about finding a space after a busy day. Additionally, the long lease with low charges makes this property not only attractive but also a sound investment.

The location of this flat is truly unbeatable. Within seconds, you can find yourself in the bustling Rayleigh High Street, where an array of shops, cafes, and restaurants await. For commuters, the proximity to Rayleigh Station, just minutes away, makes this property an ideal choice.

Don't miss out on the opportunity to own a piece of this desirable development. Whether you are looking for a convenient commute or simply want to be at the heart of the action, this flat offers the best of both worlds. Book a viewing today and envision the possibilities that await in this lovely flat at The Courtyard.

- No Onward Chain
- Allocated Parking
- Two Bedrooms With En-suite To Primary Bedroom
- Long Lease
- Juliette Balcony To The Open Plan Living Space
- Open Plan Kitchen/Living Area
- Modern Kitchen With Integrated Samsung Appliances
- Walking Distance To Rayleigh High Street And Rayleigh Train Station
- Ideal First Time Buy Or Investment Opportunity
- A Must View

Entrance

The property is entered via a Brightonary hallway and intercom system, stairs to first floor landing and doors to main entrance hall.





Interior

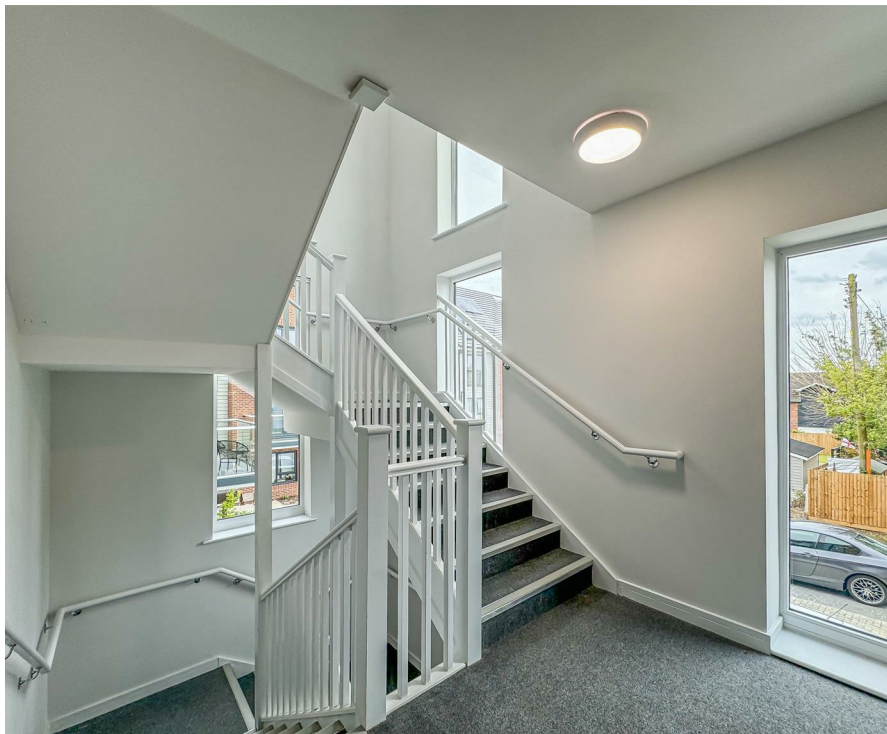
Upon entering through a composite front door, you are welcomed into a spacious entrance hall featuring a built-in storage cupboard that houses utilities. The hall is well-lit and equipped with radiators, with doors leading to all bedrooms and the living area. The property boasts two double bedrooms: one with an ensuite bathroom and the other with a private balcony. The main bathroom includes a three-piece suite. The heart of the home is the open-plan kitchen/living area, showcasing a modern fitted kitchen with built-in appliances and windows that flood the space with natural light.

Exterior

Access to the property is via a communal entrance with a telecom system, leading to stairs to the first floor. One allocated parking space is provided with the flat.

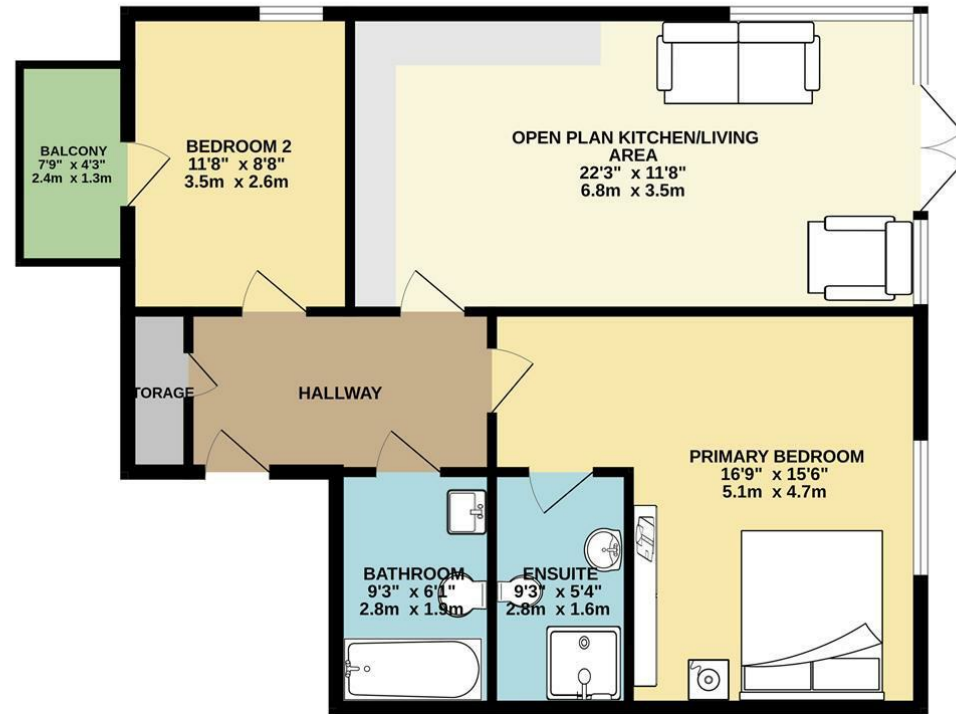








GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 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) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

11 Main Road
Hockley
Essex
SS5 4QY
01702 416476
hockley@bearestateagents.co.uk
<https://www.bearestateagents.co.uk>