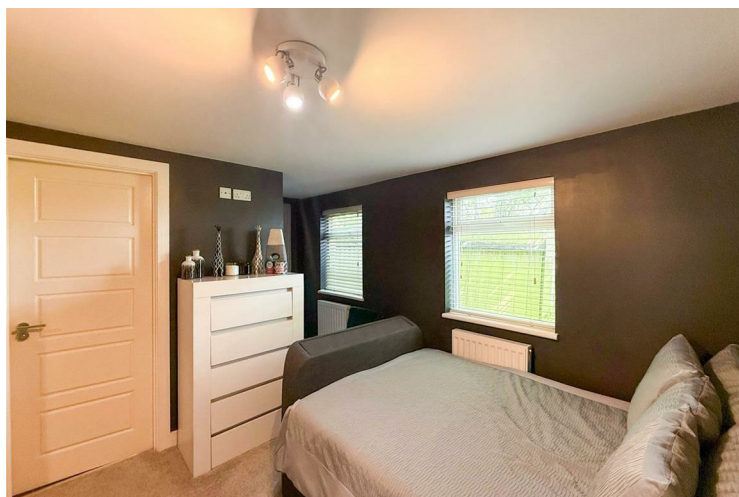




## OCTOBER LODGE RAWRETH, WICKFORD

GUIDE PRICE £275,000  
LEASEHOLD

**\*\* TRULY UNIQUE LODGE STYLE PROPERTY BOASTING 774 SQ FEET OF LIVING SPACE - TWO DOUBLE BEDROOMS BOTH WITH EN SUITES, A FURTHER W.C, PARKING & ACCESS TO A WONDERFUL COMMUNAL SPACE WITH A SWIMMING POOL - GUIDE PRICE £275,000-£295,000 \*\*** RP&C Estate Agents are thrilled to bring to the market, one of the larger lodges in this exclusive development of three properties built circa 2017. Situated within easy reach of Rayleigh Station and excellent road links including A120, A127 & M25 motorway whilst local shops and Rayleigh High Street are also close by.



- Unique Lodge Style Home • Two Double Bedrooms • Two En Suites & Further w.c • Large Lounge/Diner

The living space comprises: Large lounge/diner, modern kitchen/breakfast room, two large double bedrooms, both with en suites and a further separate w.c.

The property also benefits from fully double glazed windows, gas central heating, well tended communal gardens and a heated swimming pool. To the front, there are designated parking bays for two cars.

For visitors, there is a small nearby park for overflow parking. Please call us on 01702 844984 for more information.

### **Lounge/Diner**

18'8" x 13'1"

### **Kitchen/Breakfast Room**

12'11" x 12'9"

### **Bedroom One**

11'5" x 10'9"

### **En Suite Shower Room/w.c**

### **Bedroom Two**

14'5" x 14'5"

### **En Suite Shower Room/w.c**

### **Separate w.c**

### **Communal Garden & Heated Swimming Pool**

The garden has a hardstanding area and artificial lawn. There is also a feature heated swimming pool.

### **Allocated Parking**

There are two designated bays to the front of the development.

### **Agents Note**

The property is Leasehold. The lease has approximately 93 years to run. The service charge is £135 per month and includes water rates and maintenance. There is no ground rent charge.





- Modern Kitchen/Breakfast Room • Double Glazed • Wonderful Communal garden With Heated Swimming Pool



- Two Allocated Parking Spaces • Easy Access To Rayleigh, A120, A127 & M25 • Great Size Property (774 square feet)







## Additional Information

Local Authority -  
Council Tax - Band  
Viewings - By  
Appointment Only

Floor Area - 774.00 sq ft  
Tenure - Leasehold





Total floor area 71.9 sq.m. (774 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(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		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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**RP & C.**  
RICKY, PLANT & CHEN-PORTER