



Connells

The Approach
Rayleigh



Property Description

GUIDE PRICE £275,000 - £300,000 - TWO BEDROOM GROUND FLOOR APARTMENT FOR SALE, benefiting from, entrance hallway, feature lounge, fitted kitchen, two spacious bedrooms, fitted bathroom, outside, direct access off road parking, one allocated parking space, private rear enclosed garden specifically for this apartment. This property is offered with no onward chain,

OPEN HOUSE EVENT SATURDAY 20TH JULY 2024 11AM - 1PM PLEASE CALL TO REGISTER YOUR INTEREST & BOOK A VIEWING SLOT

Entrance

Leading to communal entrance hall. Security entry phone. Radiator. Laminate wood effect floor. Build in storage cupboard.

Lounge

12' 8" x 12' 3" (3.86m x 3.73m)

Double glazed windows to front. Double glazed French doors to side providing access to private garden. Radiator. TV point. Telephone point. Laminate wood effect flooring. Open to :

Kitchen

Double glazed window to rear. One and a half bowl sink unit with mixer tap inset into roll edged work surfaces. Comprehensive range of base and wall mounted units. Built in wine rack. Four ring Neff gas hob with Neff oven beneath and Neff stainless steel extractor hood over. Integrated Neff dishwasher, further integrated Electrolux washing machine, integrated fridge and freezer. Cupboard housing boiler. Spot lights to ceiling. Tiles to splash backs. Laminate wood effect flooring.

Bedroom One

11' 7" x 10' 7" (3.53m x 3.23m)

Double glazed window to front. Laminate wood effect floor. Radiator.

Bedroom Two / Study

7' x 6' 10" (2.13m x 2.08m)

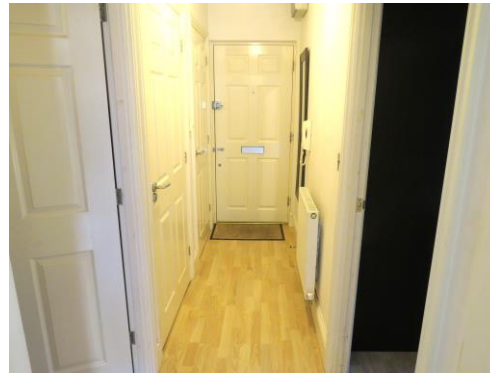
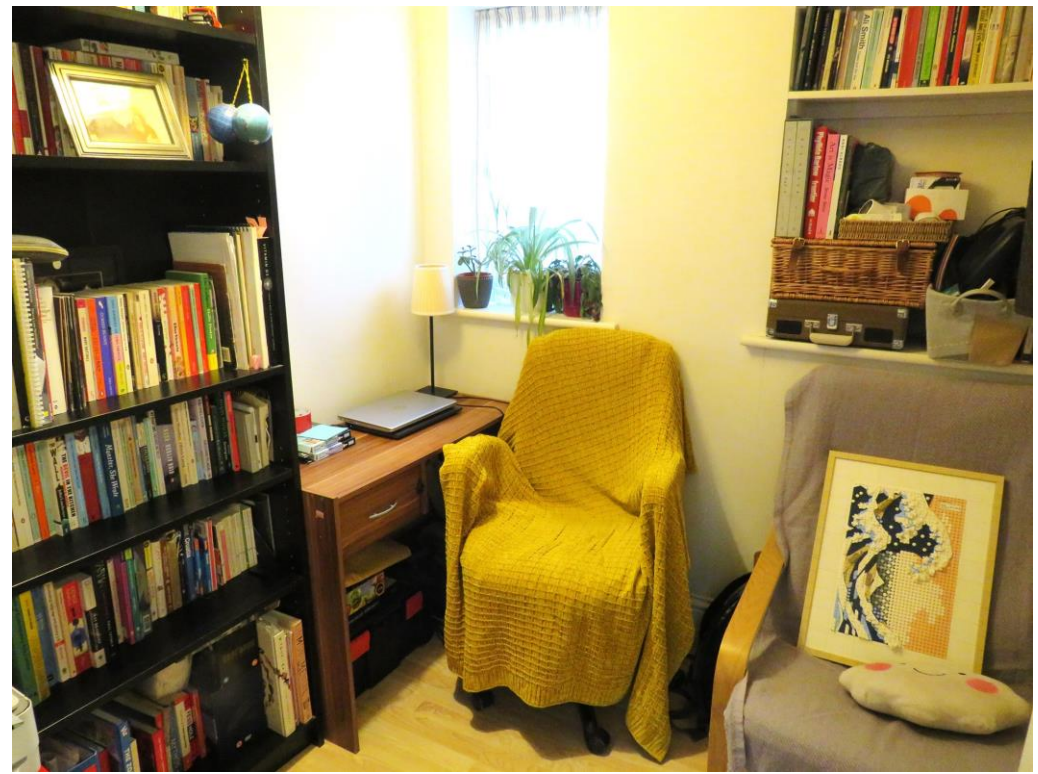
Double glazed window overlooking communal garden. Built in bookshelves. Radiator.

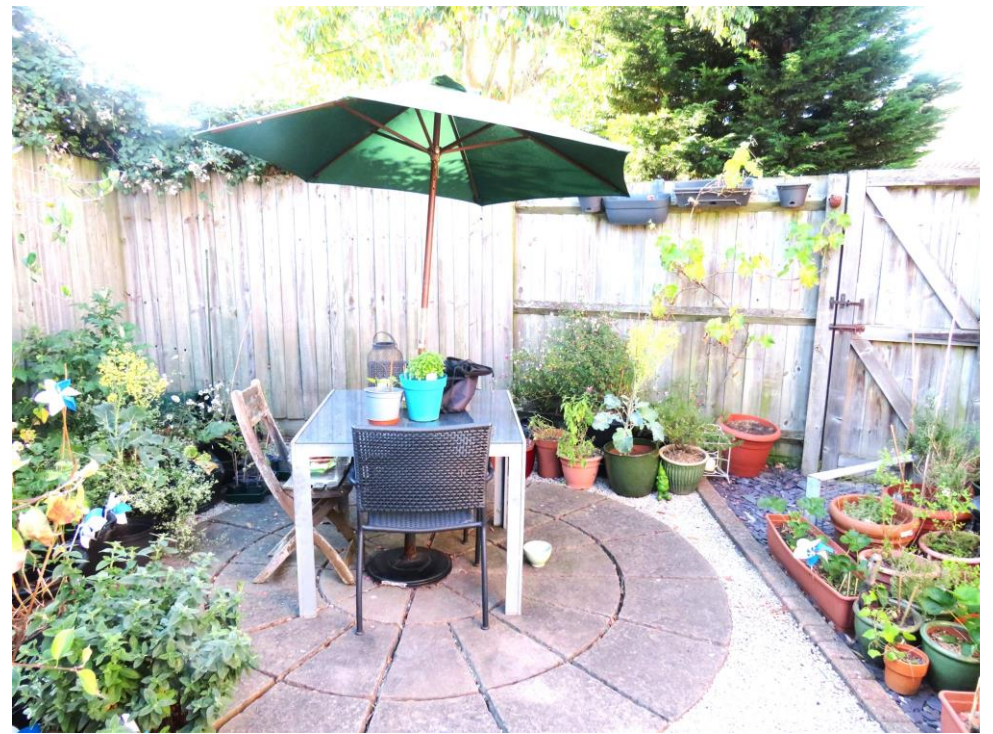
Bathroom

Three piece suite comprising of low level WC, pedestal wash hand basin, enclosed panel bath with shower screen, independent shower over. Courtesy light plus shaver point. Heated towel rail. Part tiled walls. Ceramic tiled floor. Extractor fan.

Outside

There is a private courtyard style garden which commences with a paved area, the remainder has a shingle covering with ornate circular paved feature, garden shed, gate providing access to rear.







To view this property please contact Connells on

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113-115 High Street
RAYLEIGH SS6 7QA

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/RAY308291

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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