



Not for marketing purposes INTERNAL USE ONLY

Sovereign Court Weir Gardens
Rayleigh



Property Description

Nestled within the sought-after Sovereign Court development in Weir Gardens, this beautifully presented home offers a rare opportunity to secure a modern, low-maintenance property in one of Rayleigh's most desirable residential pockets. Designed with comfort and convenience in mind, the home combines contemporary interiors with a peaceful setting, making it ideal for professionals, downsizers, or small families.

The property sits within a quiet cul-de-sac surrounded by well-kept communal grounds, giving a sense of privacy while still being part of a friendly neighbourhood. Rayleigh's vibrant High Street is within easy reach, offering an excellent selection of shops, cafés, restaurants, and everyday amenities. For those who enjoy the outdoors, nearby parks and green spaces provide plenty of opportunity for walking and leisure.

Commuters will appreciate the superb transport links. Rayleigh Station is conveniently accessible, offering direct rail services into London Liverpool Street. Major road connections, including the A127 and A130, are close by, ensuring smooth travel across Essex and beyond.

**PLEASE SEE FLOORPLAN FOR ROOM SIZES

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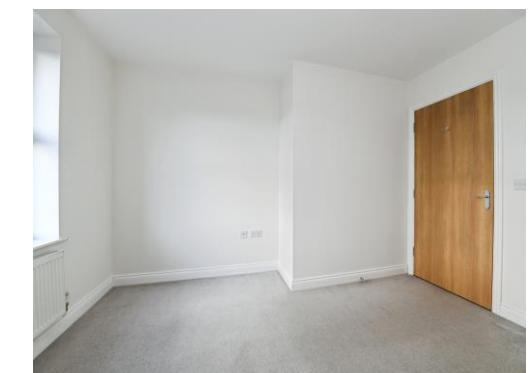
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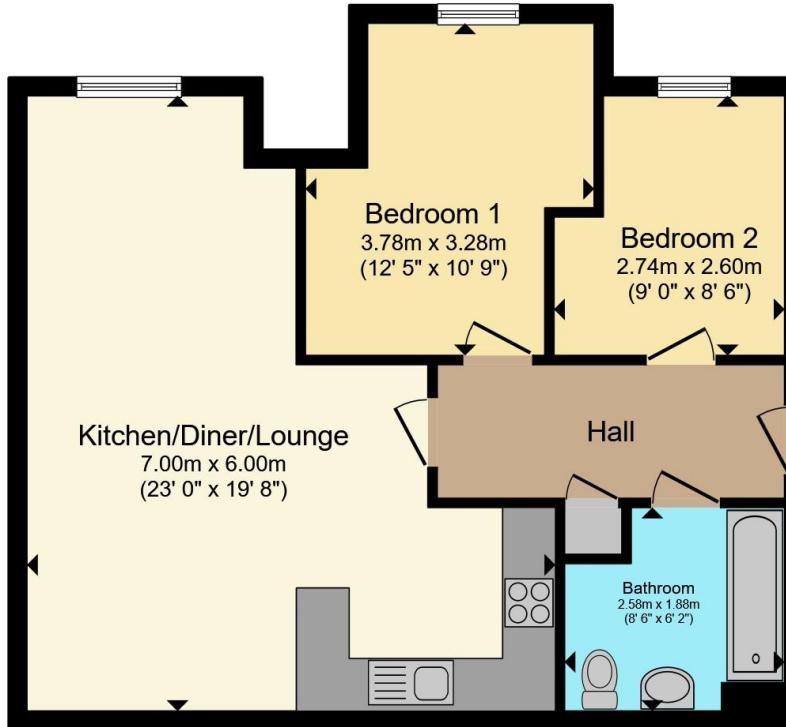
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Total floor area 61.2 m² (659 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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113-115 High Street
RAYLEIGH SS6 7QA

EPC Rating: B
Council Tax
Band: C

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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.

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