

NEW INSTRUCTIONS



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Willow Place

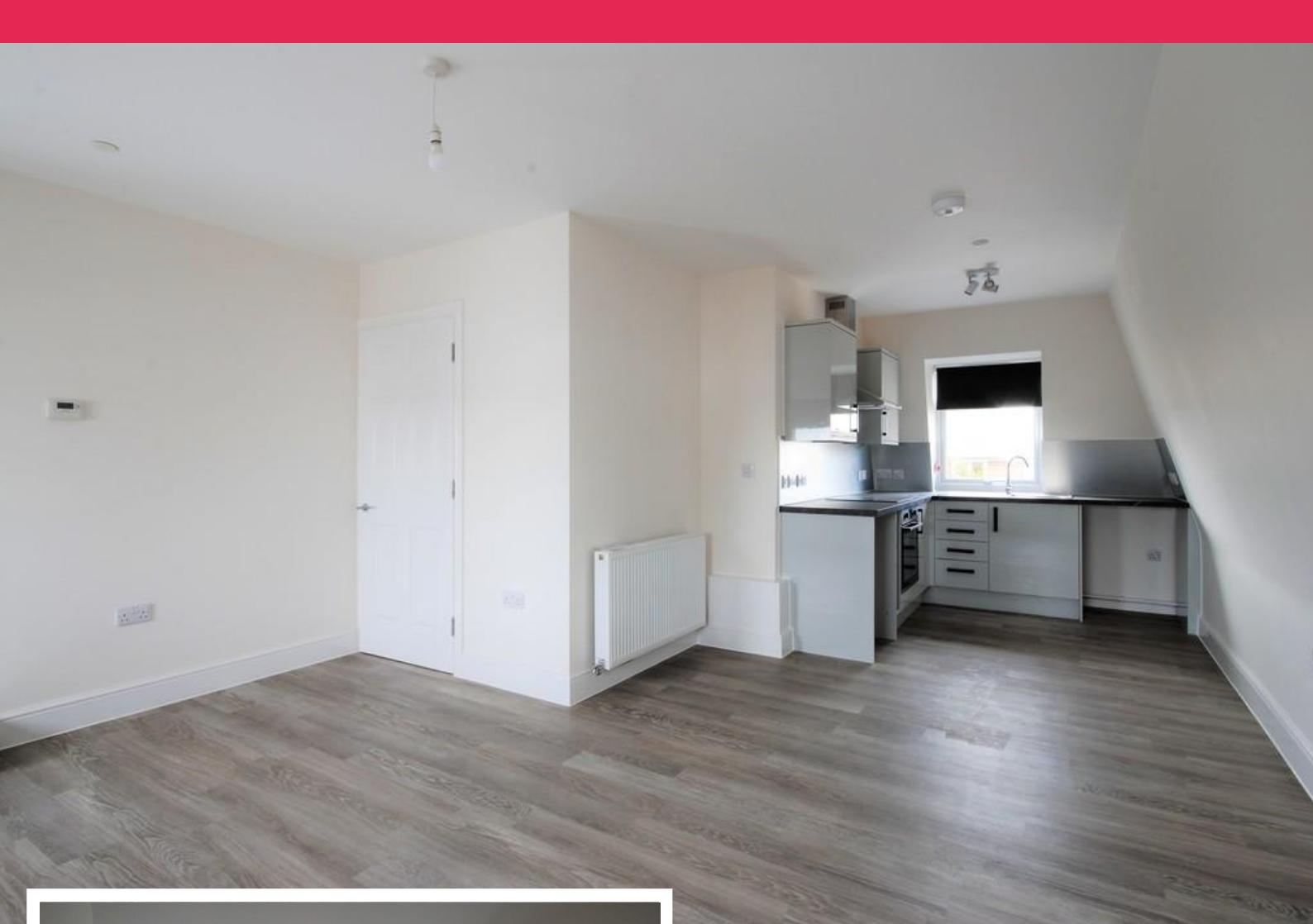
Castle Road Rayleigh SS6 7FA

- Newly built/converted
- New fittings throughout
- Beautifully presented throughout
- Gas Centrally Heated

£850 pcm

An outstanding newly built second floor flat with its own private balcony/patio, entry phone system, fully carpeted communal area, new highly efficient gas central heating and new double glazed throughout. There is a high quality fully fitted kitchen and new bathroom. The block is very conveniently located close to the High Street and main line station. Full time working applicants please.





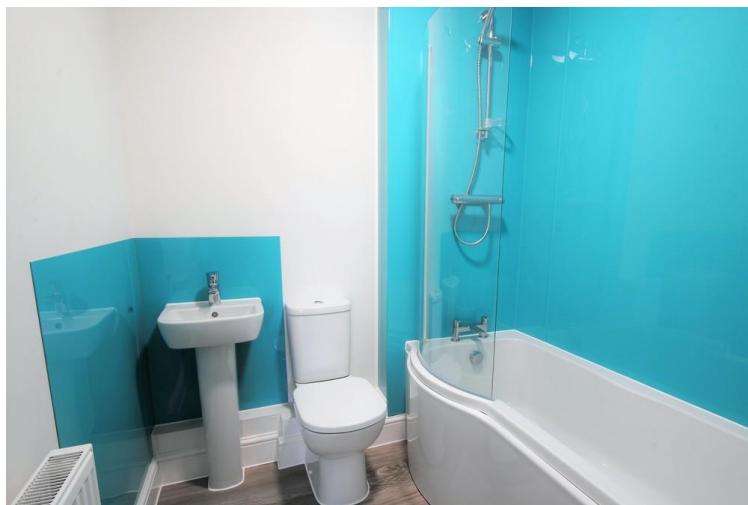
Willow Place has been almost completely rebuilt from the ground up, having been converted from offices with the addition of a new second floor extension. The block is served by an entry phone system, sophisticated fire alarm system, has fully carpeted communal areas, a very high standard of sound and thermal insulation and new floor coverings throughout.

The building is set well back from the road, with parking to the front of the building with reserved space for each flat. There is also a bike store and a communal garden area.

COMMUNAL ENTRANCE

A double glazed communal entrance with phone entry system leading to :-

COMMUNAL HALLWAY AND LANDING



ENTRANCE HALL

Two large storage cupboards and radiator.

KITCHEN/LIVING ROOM

24' 11" x 15' 4" (7.62m x 4.68m) Newly fitted with extensive floor and wall units including an induction hob and electric oven, extracting cooker hood, marble/slate effect worktops and a stainless steel sink with mixer taps, radiator and uPVC double glazed windows to the front and rear. Steps and double glazed door leading to:-



BALCONY/PATIO

8' 0" x 5' 11" (2.46m x 1.82m) With lighting and views to the North.

BEDROOM

13' 5" x 8' 9" (4.10m x 2.67m) Two uPVC double glazed windows to the front and double radiator.

BATHROOM

6' 5" x 6' 2" (1.98m x 1.88m) New white suite of P shaped bath with shower unit over, low level toilet suite, washbasin and double radiator.



RESERVED PARKING SPACE

BIKE STORAGE RACKS

COMMUNAL GARDEN

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Second Floor



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