



STUART THOMAS
ESTATES



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- LARGE FIRST FLOOR FLAT
- ENORMOUS MAIN BEDROOM
- WELL FITTED KITCHEN
- SPACIOUS L SHAPED LOUNGE/DINER

Flat 3 Westwood Lodge, 124 Rayleigh Road, SS7 3YS

Guide Price £225,000 - £230,000

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Property Description

GENERAL

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ENTRANCE HALL

Entrance door with a spyhole leads to the entrance hall, laminate flooring. Door leads to the Lounge Diner.

LOUNGE/DINER

This really good size room is 'L' shaped and has a full depth double glazed window to the front. Further high level double glazed window to the side. Electric heater. Laminate flooring.

KITCHEN

Well fitted with a range of units at eye and base level with ample work surfaces over. Single drainer sink unit with a mixer tap over. Double glazed window. Built in oven hob and extractor cooker hood. Integrated fridge and freezer. Integrated dishwasher. Space and plumbing for a washing machine. Laminate flooring.

INNER HALLWAY

With an airing cupboard housing the hot water cylinder.

BEDROOM ONE

Enormous bedroom with two double glazed windows. Built in wardrobes and desk unit. Electric heater.

BEDROOM TWO

Double glazed window. Electric heater. Wardrobe cupboard.





BATHROOM

With 3 piece white suite comprising a vanity wash basin with cupboards under. Low level wc with a concealed cistern. Further cupboards and drawers offering ample storage. Panelled bath with an independent shower over and screen. Obscure double glazed window. Inset ceiling spotlights.

GARAGE

In a block with an up and over door. Currently being used as a gymnasium.

COMMUNAL GARDENS

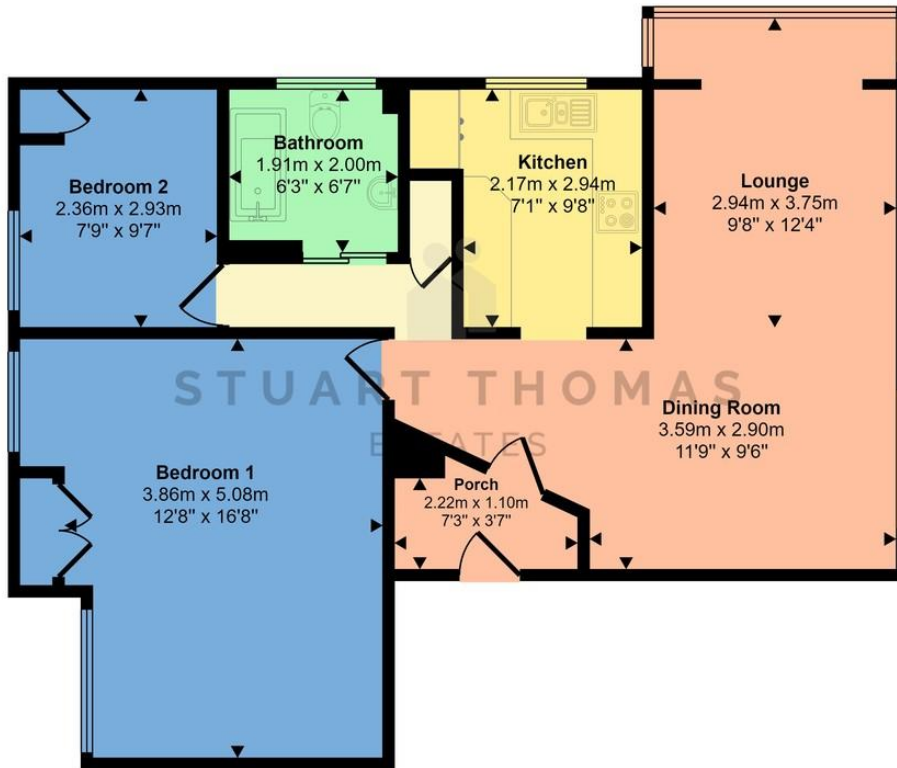
For the use of residents.

GENERAL

Tenure Leasehold.
199 Year Lease from 25th March 1972
Service charge: £254.58 per quarter
Ground rent: £109.22 half yearly
Council Tax Band B
Castle Point Borough Council



Approx Gross Internal Area
72 sq m / 775 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements