



STUART THOMAS
ESTATES



- VIEWS OVER PLAYING FIELDS
- LARGE LOUNGE/DINER
- WELL FITTED KITCHEN
- LUXURY BATHROOM

Flat 9 Wisteria Court, 186 Rayleigh Road, Thundersley, Essex, SS7 3YP Guide Price £270,000

Come along to see this IMMACULATE TOP FLOOR FLAT with VIEWS OVER PLAYING FIELDS. Large LOUNGE/DINER, WELL FITTED KITCHEN, TWO GOOD SIZE BEDROOMS and luxury bathroom. The flat is conveniently located close to Hadleigh Town Centre and has easy access to both the A127 and A13. VIEWING RECOMMENDED.



Property Description

ENTRANCE HALL

Entrance door with a spyhole leads to the entrance hall. Inset ceiling spotlights. Security entry phone. Thermostat for the central heating. Radiator. Cupboard housing the electric central heating boiler.

LOUNGE/DINER

This good size room has double glazed windows to the side and a double glazed window to the rear overlooking playing fields. Radiator. Inset ceiling spotlights.

KITCHEN

Well fitted with a range of units at eye and base level with ample work surfaces over. Inset single drainer stainless steel sink unit with a mixer tap. Double glazed window to the side. Space and plumbing for a washing machine and dishwasher. Inset ceiling spotlights. Halogen hob with an extractor cooker hood over and a built under oven.

BEDROOM ONE

This bright and airy room has dual aspect double glazed windows one to the side and the other to the rear with views over playing fields. Radiator.

BEDROOM TWO

Double glazed window to the side. Radiator.

BATHROOM

Well fitted with a 3 piece white suite comprising a low level wc hand wash basin with a cupboard under and a shower bath with a mixer tap and an independent shower and screen. Obscure double glazed window to the side. Inset ceiling spotlights. Extractor fan. Heated towel rail.





EXTERNALLY

There are communal garden to the rear of the block.
Secure gated off street parking plus visitors parking bays.

GENERAL

Tenure Leasehold

Service Charge We are advised by the vendor the current service charge is £800 per annum

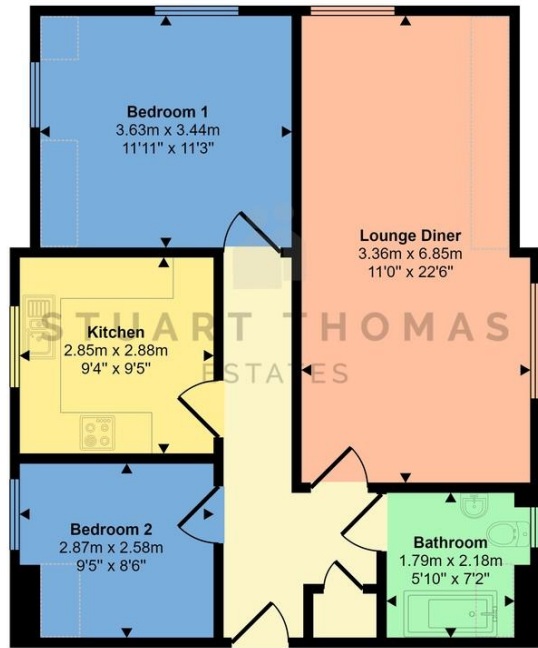
Ground Rent £150 per annum.

Castle Point Borough Council

Council Tax Band B



Approx Gross Internal Area
66 sq m / 712 sq ft



Floorplan

Denotes head height below 1.5m

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		73 C
55-68	D	67 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 and 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