



## Westwood Lodge, Rayleigh Road

offers in excess of £220,000 Leasehold

CHAIN FREE • Newly Fitted Carpets • Newly Decorated Throughout • Garage On Block • Modern Fitted Kitchen • Spacious Lounge/Diner • Newly Fitted Electric Radiators • 150+ Years Remaining On Lease





Chain free, modern 2-bed top floor flat, newly decorated, modern kitchen, spacious lounge/diner, garage, new electric radiators, new carpets (Approximate leasehold details. Heating untested.)

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



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**Hall**

Newly fitted carpet, built in storage cupboard, door to

**Lounge/Diner**

22' 6" x 20' 9" (6.85m x 6.33m)

narrowing to 3.04m. Newly fitted carpet, 2 new electric radiators, newly fitted double glazed window to rear aspect, security entrance phone, doors to

**Kitchen**

9' 7" x 7' 4" (2.93m x 2.23m)

Fitted with matching eye and base level units with wood effect work tops, space and plumbing for washing machine & fridge freezer, fitted electric oven and ceramic hob, built in cupboard housing hot tank, ceramic tiled splash backs, tile effect laminate flooring, stainless steel sink with mixer tap, double glazed window to rear aspect.

**Bedroom 1**

13' 11" x 10' 0" (4.23m x 3.04m)

Newly fitted carpet, newly fitted electric radiator, double glazed window to side aspect.

**Hallway**

Newly fitted carpet, built in cupboard, doors to bathroom and bedroom 2.

**Bathroom**

6' 6" x 6' 4" (1.97m x 1.92m)

3 piece suite comprising low level w/c, wash hand basin and panel enclosed bath, newly fitted taps to bath and basin, ceramic tiled walls, newly fitted vinyl flooring, newly fitted heated towel rail, double glazed window to rear aspect.

**Bedroom 2**

9' 8" x 8' 1" (2.94m x 2.47m)

Newly fitted carpet, newly fitted electric radiator, double glazed window to rear aspect.

You can include any text here. The text can be modified upon generating your brochure.