

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Flat 2, Harris Lodge, 3 Great Wheatley Road, Rayleigh, SS6 7AL



Guide Price:
£325,000 - £350,000

Nestled within Great Wheatley Road, one of Rayleigh's most sought after locations, is this stunning two double bedroom ground floor apartment, situated in a character building with own personal entrance door and allocated parking. Within walking distance to Rayleigh's High Street, mainline railway station and bus routes.
NO ONWARD CHAIN. Viewing highly recommended.
Council Tax Band: C. EPC Rating: E. Our Ref: 20449.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Accommodation comprises:

Entrance via either communal entrance door to front or own personal door to rear providing access to the property.

LOUNGE 18' 6" x 12' 9" (5.64m x 3.89m)

Large feature double glazed bay window to front aspect. Feature fireplace with inset fire. Radiators. Feature high ceilings with coved cornice. Wood effect flooring. Door to inner lobby.



INNER LOBBY

Door to bedroom one.



BEDROOM ONE 14' 7" x 12' 9" (4.44m x 3.89m)

Large double glazed window to front aspect. Feature high ceilings with coved cornice. Wood effect flooring.



KITCHEN 12' 10" x 10' 6" (3.91m x 3.2m)

Large double glazed window to side aspect. A comprehensive range of modern base and eye level units incorporating roll edge work surface with circular inset sink drainer unit. Integrated electric oven. Gas hob with extractor above. Tiled splash backs. Space and plumbing for appliances. Wood effect flooring. Door to inner hallway.



INNER HALLWAY/UTILITY AREA

Eye level units. Doors to bedroom two. Door providing access to exterior leading to car parking space.



BEDROOM TWO 10' 2" x 7' 6" (3.1m x 2.29m)

Double glazed window to rear aspect. Radiator. Wood effect flooring. Coving to plastered ceiling.



BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with shower over, pedestal wash hand basin and close coupled wc. Tiled splash backs. Contemporary tile effect flooring.



Agents Note:

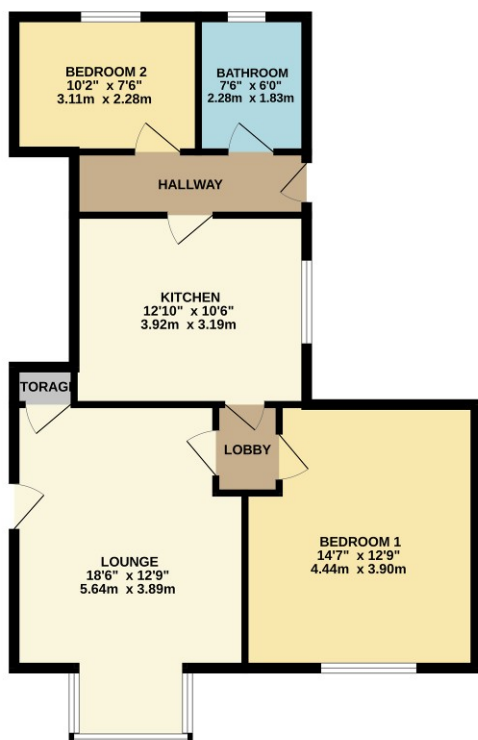
Approx 190 year lease when new (to be confirmed).

Service Charge : £450 twice yearly totalling £900 pa.

Ground Rent N/A.



GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA: 705 sq.ft. (65.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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