



## Eastern Quay Apartments, 25, Rayleigh Road, £300,000

2 1

This stunning 2 bedroom flat boasts a large balcony and sleek and smart interiors while being perfectly placed in a modern riverside development.

**Floor Area**  
sq. ft.

**Tenure**  
Leasehold

**Service Charge**  
£7662.78 per annum

**Ground Rent**  
£INC IN SERVICE CHARGES  
per annum

- CASH BUYERS ONLY
- TWO BATHROOMS
- 900 SQ FEET LIVING SPACE
- LARGE PRIVATE BALCONY
- SPACIOUS TWO BEDROOM APARTMENT
- MODERN DOCKSIDE DEVELOPMENT
- OPEN-PLAN LIVING SPACE AND STYLISH INTERIORS
- EPC B



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