



Flat 9, 210-214 Rayleigh Road

# Flat 9 210-214 Rayleigh Road Leigh-on-Sea Essex SS9 5XH

Home Estate Agents are excited to bring to market this stunning Penthouse Apartment in Leigh-on-sea. Featuring two spacious bedrooms, one with en-suite, modern family bathroom, study and an exceptionally large open plan kitchen/lounge.

Externally the property offers two secure parking spaces.

Located across the road from Eastwood Park, this property is close to local amenities and only a short distance from Rayleigh Train Station, Leigh Broadway and the Seafront.



## Accommodation Comprises

### Entrance

Communal door into communal hallway with entry phone system stairs leading to top floor. Private entrance door into:

### Hallway

Wood effect laminate flooring, entry phone system, radiator, spotlights. Doors to:

## Open Plan Lounge/Diner/Kitchen 27'9 x 16'10

### Lounge/Dining Area

Wood effect laminate flooring, three double glazed windows to rear, double glazed window to side, three radiators. Open to:

### Kitchen Area

Wood effect laminate flooring, double glazed window to side, range of wall and base units with complimentary worksurfaces, stainless steel sink



### Bedroom Two 16'5 x 7'8

Fitted carpet, double glazed Velux window to front. ceiling light, access to loft, radiator.

### Storage Space/Office 8'7 x 4'1

Fitted carpet, space for washing machine, storage cupboard, eaves storage, extractor, wall lights.

### Bathroom 8'2 x 8'2

Tiled flooring and walls, bath with taps and shower attachment, wash hand basin with mixer tap and mirror over, shower cubicle, heated towel rail, extractor.

### Externally

### Parking

Two parking spaces to the rear of the property via secure entry gates.



with drainer and mixer tap, integrated NEFF hob and oven with extractor over, Beko dishwasher, radiator, spotlights.

### Bedroom One 16'5 x 15'11 max

Fitted carpet, double glazed Velux window to front, spotlights, radiator.

### En-Suite 8'2 x 5'9

Tiled flooring and walls, shower cubicle, wash hand basin with taps, WC, towel rail/radiator, extractor.

### Lease Information

Lease: 111 years remaining

Ground Rent: £500 Per Annum

Service Charge: £3000 Per Annum (including building insurance).

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.









Offers in excess of £325,000 Leasehold

HOME - The Estate Agent of Leigh  
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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.