

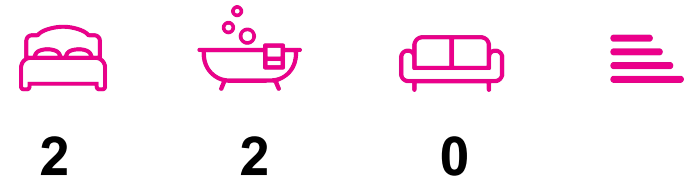
home.

OFFERS OVER

£315,000

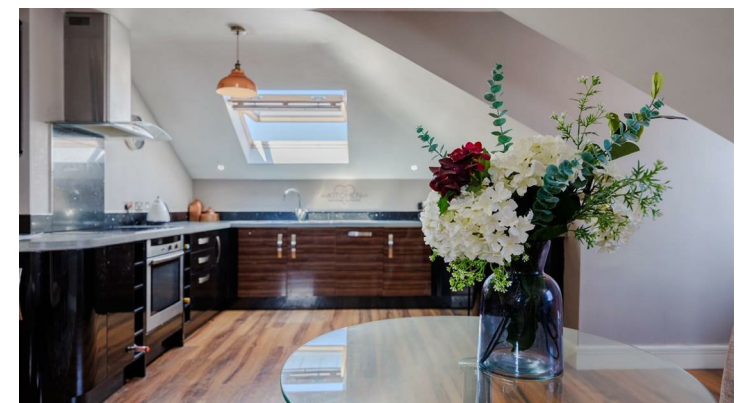
Large Penthouse Apartment - Rayleigh

Flat 9, 210-214 Rayleigh Road, Eastwood, 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.

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.



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 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.

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

Parking space and visitor bays to the rear of the property via secure entry gates.

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.







LOCAL AUTHORITY
Southend City Council

COUNCIL TAX BAND
E

TENURE
Leasehold

VIEWINGS
By prior appointment only

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

Offers Over £315,000 Leasehold

HOME - The Estate Agent of Leigh
The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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.