



## Moat Rise, Rayleigh



**Morgan Brookes believe** – This outstanding ground floor maisonette is situated in the heart of Rayleigh, within close proximity to the popular High Street and mainline station and is perfect for a small family or couple alike, seeking a comfortable and modern living space! The property comprises of an open plan kitchen, spacious living/dining room, two generous-sized bedrooms, three-piece bathroom suite, low maintenance rear garden and allocated parking.

**Our Sellers love** - Being in a perfect & quiet location which is great for commuting and easily within reach of local amenities.

### Key Features

- Excellent Ground Floor Maisonette.
- Well Presented Throughout.
- Private Rear Garden & Parking.
- Close Proximity To Rayleigh High Street.
- Short Distance To Rayleigh Mainline Station.
- Share Of Freehold.
- Lease Length 999 (TBC).
- Call Morgan Brookes Today.

**£250,000**

# Moat Rise, Rayleigh

## Entrance

Double glazed paneled door leading to:

## Entrance Hallway

**10' 4" x 6' 2" (3.15m x 1.88m)**

Storage heater, wood effect flooring, doors leading to:

## Kitchen

**9' 10" x 5' 2" (2.99m x 1.57m)**

Double glazed window to front aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, Bush cooker incorporating integrated oven, integrated Bush fridge freezer, integrated Hotpoint washing machine, Panasonic Microwave, splashback tiling, wood effect flooring.

## Living/Dining Room

**14' 6" x 11' 4" (4.42m x 3.45m)**

Double glazed sliding door leading to rear garden, storage heater, wood effect flooring.

## Family Bathroom

**7' 5" x 5' 3" (2.26m x 1.60m)**

Panelled bath incorporating raised shower system, extractor fan, wash hand basin, low level W/C, tiled walls, tile effect flooring.

## Inner Hallway

**2' 7" x 2' 4" (0.79m x 0.71m)**

Storage cupboard housing water tank, wood effect flooring, doors leading to:

## Master Bedroom

**11' 10" x 8' 11" (3.60m x 2.72m)**

Double glazed window to rear aspect, panel heater, carpet flooring.

## Second Bedroom

**10' 10" x 9' 6" nt 6.5 (3.30m x 2.89m)**

Double glazed window to front aspect, panel heater, com unit, wood effect flooring.

## Rear Garden

Paved seating area, remainder laid to lawn, planting beds, mature tree, sheds to remain.

## Front Of Property

Paved pathway to front entrance, remainder laid to lawn, privet hedging, bin storage/ rubbish removal cupboard, allocated parking.

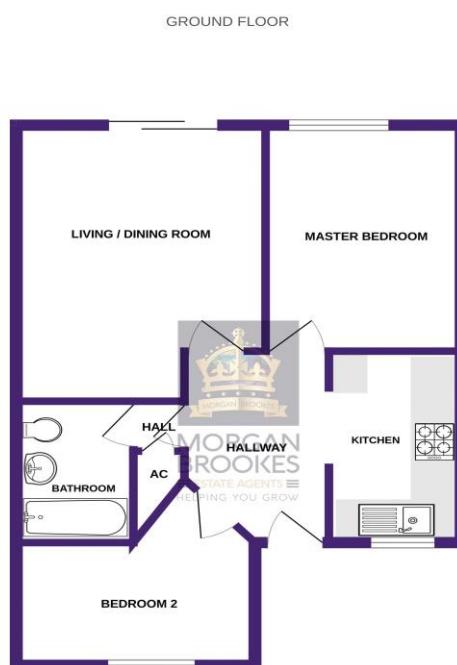
## Additional Information

Council Tax Band: B

Remaining Lease Length : Approx 999 years (TBC)

Ground Rent : £0

Service Charges : £1,115 PA Share Of Freehold



**01268 755626**

**morganbrookes.co.uk**

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**Local Authority Information**  
**Rochford District Council**  
**Council Tax Band: B**

## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.  
We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.