



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian **dadd** commercial

FOR SALE

£220,000

- Two Bedroom Apartment
- Close to station-Lakeside
- Allocated Parking
- Juliette Balcony
- Council Tax Band - C
- Lease Length - Approx. 103 Years Remaining
- Ground Rent - £150/annum

CONTACT: 020 8506 9800  
loughton@clarkehillyer.co.uk  
www.clarkehillyer.co.uk

35 RAWLYN CLOSE, CHAFFORD HUNDRED, RM16 6BP



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

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### Entrance

Entrance via communal door, stairs to own door....

### Hallway

Entry phone, electric radiator, smoke detector, carpeted. Doors to:

### Lounge

14'11" x 10'7"

Double glazed patio doors to front aspect, Juliette balcony, electric radiator, power points, TV point, carpeted, double doors to kitchen.

### Kitchen

12'4" x 5'11"

Double glazed window to rear aspect, range of wall and base units, built-in oven, electric hob and extractor, white single drainer sink unit with mixer tap, plumbing for washing machine, power points, part-tiled walls, vinyl floor covering.

### Bedroom 1

11'05" x 8'09"

Double glazed window to front aspect, power points, electric radiator, carpeted.

### Bedroom 2

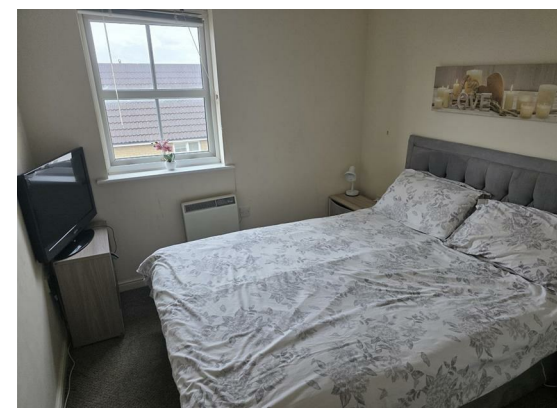
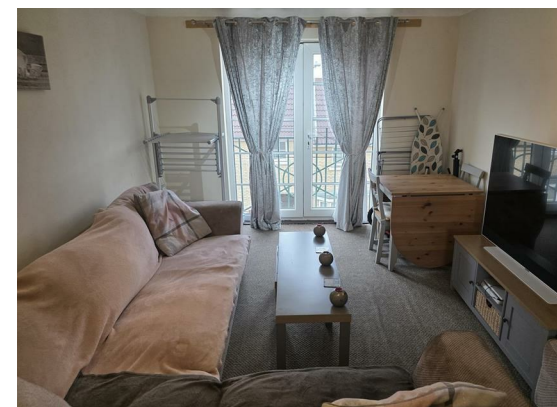
7'1" x 5'10"

Double glazed window to front aspect, power points, electric radiator, carpeted.

### Bathroom

7'1" x 5'10"

Double glazed obscure glass window to rear aspect, white suite comprising panel bath, pedestal wash hand basin, low level WC, part-tiled walls.



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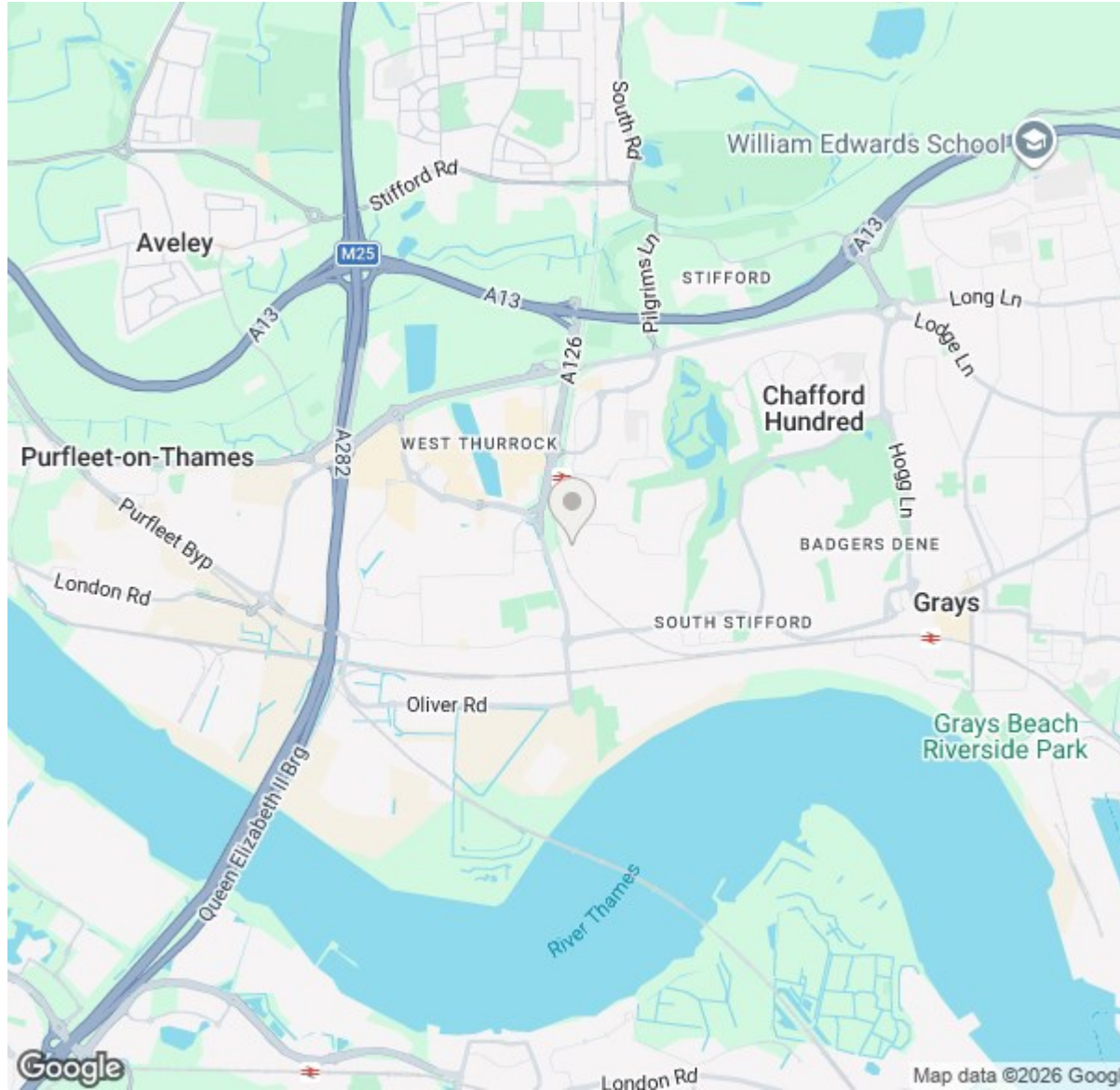
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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