

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING & PAYNE



The Approach, Essex
£900 Per Calendar Month

****CPO9425 ONLINE ENQUIRIES ONLY **** COWLING & PAYNE ARE DELIGHTED TO OFFER THIS GOOD SIZED ONE BEDROOM, FIRST FLOOR FLAT, BENEFITING FROM PARKING FOR ONE CAR IN FRONT OF THE BUILDING AS WELL AS A PRIVATE SECTION OF REAR GARDEN.

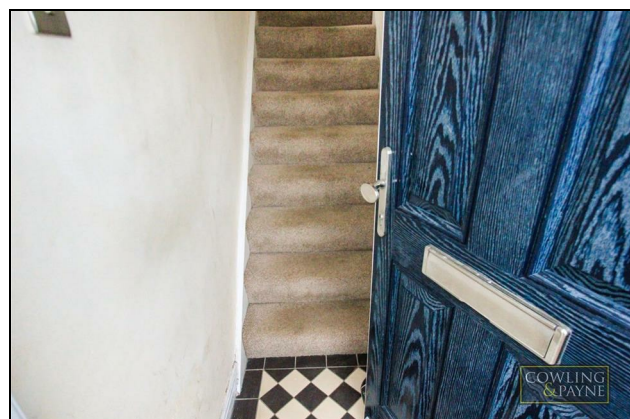
THE PROPERTIES MANY FEATURES INCLUDE, A MODERN FITTED KITCHEN, MODERN BATHROOM, GOOD SIZED LIVING ROOM AND A MASTER BEDROOM WITH THE CONVENIENCE OF A 'WALK IN' WARDROBE.

THE PROPERTY IS ADVANTAGEOUSLY POSITIONED, LITERALLY WITHIN A COUPLE OF MINUTES WALKING DISTANCE TO RAYLEIGH STATION, SERVING LONDON'S LIVERPOOL STREET. FURTHERMORE, RAYLEIGH'S 'BUSTLING' HIGH STREET AMENITIES ARE ALSO NEARBY.

AVAILABLE FEBRUARY 2026

COUNCIL TAX BAND 'A'

ENERGY PERFORMANCE RATING 'D'



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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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