



15 Essex Close, Rayleigh, Essex, SS6 8SX

Two Bedroom Top Floor Flat / Price: Offers Over £220,000 Leasehold / Tel: 01702 207720



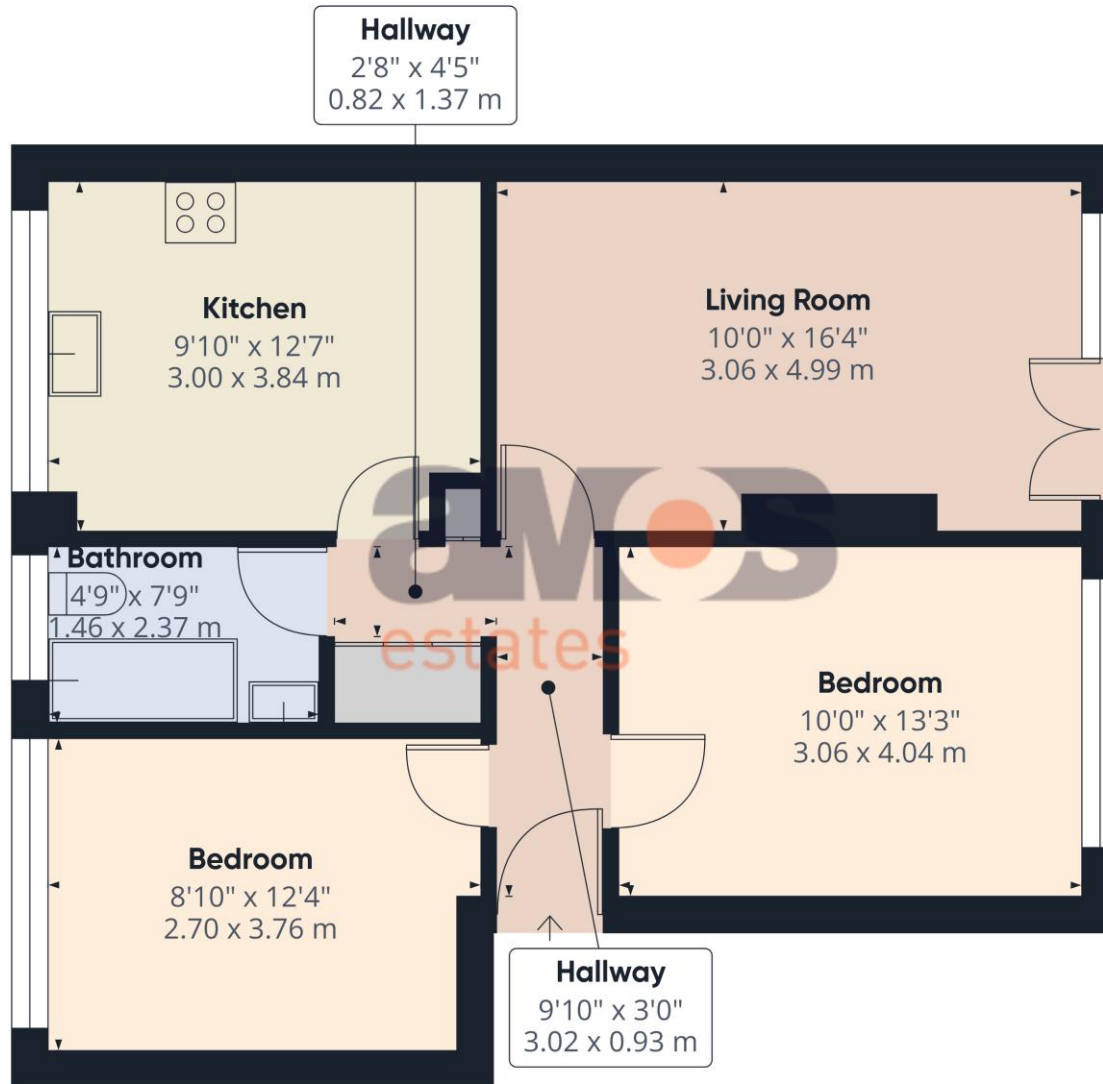


Welcome to this beautifully presented **two-bedroom** top floor flat, offering a fantastic opportunity for first-time buyers, small families, or those looking to downsize in the desirable Rayleigh area. This property, spanning a generous 620 square feet, has been stylishly decorated throughout, creating a warm and inviting atmosphere from the moment you step inside. You will immediately appreciate the thoughtful design and modern finishes. The heart of this home is its bright and spacious living room, which benefits from direct access to a balcony. This outdoor space is perfect for enjoying your morning coffee, unwinding after a long day, or simply taking in the fresh air, offering a lovely extension to your living area. Imagine summer evenings entertaining friends or simply relaxing with a good book in this delightful spot. The modern fitted kitchen is both practical and aesthetically pleasing, equipped with contemporary units and ample worktop space, making meal preparation a joy. It is designed for efficiency and style, ensuring a seamless cooking experience. Adjacent to the living areas, you will find two comfortable double bedrooms, each offering a peaceful retreat. The property also features a clean and crisp white bathroom suite, offering a tranquil space for relaxation and rejuvenation.

This flat is not just about its interiors; its location is truly a standout feature. Situated in Essex Close, you are perfectly positioned to enjoy the best of Rayleigh. The property is conveniently close to local woods, offering picturesque walks and green spaces for outdoor enthusiasts. Everyday conveniences are met with a variety of local shops just a short stroll away. This community-focused area provides an excellent balance of peaceful living with easy access to essential amenities. Look at our **360' virtual tour** and quickly book an appointment to visit in person.

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## Property Information

- / Two Bedroom Top Floor Flat
- / Stylishly Decorated Property
- / Fully Fitted Modern Kitchen
- / Living Room with Balcony
- / White Bathroom Suite
- / Exceptionally Well Decorated
- / Great Location Close to the Shops, Woodland & Eateries
- / EPC Rating C
- / Council tax Band B



Entrance door via intercom system leading to communal entrance hall with stairs and personal access door to the flat.

### **Entrance Hall /**

**9'10 x 3'0**

Floor covering, wall mounted entry phone system, plastered ceiling with loft access, storage cupboards, white wood doors leading to rooms.

### **Kitchen /**

**12'7 x 9'10**

Fitted at both eye and base level in range of modern units with wood working surface over, appliance space for washing machine, inset stainless steel sink with mixer tap, integrated oven, four ring gas hob, wall mounted extractor fan, space for freestanding fridge/freezer, tiled work areas, floor covering, anthracite radiator, plastered ceiling, space for dining table, double glazed window to front aspect, power points.

### **Living Room /**

**16'4 x 10'0**

Double glazed doors leading onto balcony with adjacent double-glazed window, floor covering, coved and plastered ceiling, anthracite radiator, integrated electric fire and media wall space for sound bar and television, power points.

### **Bedroom One /**

**13'3 x 10'0**

Double glazed window to front aspect, feature wood panelling with wall light points, anthracite radiator, fitted carpet, power points, coved and plastered ceiling.





## Bedroom Two /

12'4 x 8'10

Double glazed window to rear aspect, anthracite radiator, fitted carpet, coved and plastered ceiling, power points.

## Bathroom /

7'9 x 4'9

White suite comprising of toilet, bath with integrated rain cloud shower and handheld attachment, pedestal wash hand basin, tiled floor and walls, anthracite towel radiator, plastered ceiling, double glazed window.

## Lease Details /

89 years unexpired term.

Service charge £133 pm including ground rent and building insurance.

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.





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