



## Hartford Close

Rayleigh

- NO ONWARD CHAIN
- TWO LARGE BEDROOMS
- OWN ENTRANCE FRONT DOOR
- DOUBLE GLAZED & GAS CENTRAL HEATING

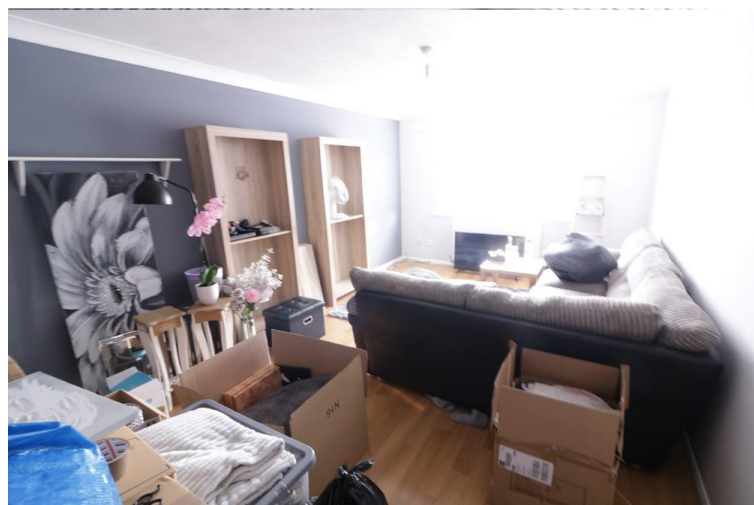


## Guide Price £220,000

VACANT TWO BEDROOM FIRST FLOOR MAISONETTE. Ready to move into. Double glazing and gas central heating. Great size lounge and modern kitchen & bathroom. Share of the large rear garden. Twenty minute walk to Rayleigh and well served by local shops and bus routes. Keys held for viewings.







#### AGENTS NOTES

VACANT TWO BEDROOM first floor maisonette in a sought after location less than a mile to the main line railway station on the Liverpool Street Line and easy access to the bustling Rayleigh High Street. Surrounded by local stores and shops as well as regular bus routes, with local schools nearby.

The apartment has its own entrance door with stairs leading to a good size landing with radiator and double glazed window to the front.

Access to its own part boarded loft space.

From the landing doors lead off to all the rooms including a great size lounge and two generous size bedrooms as well as a modern bathroom and fitted kitchen.

The apartment has a share of the large rear garden and comes with gas central heating and double glazing.



## LANDING

## LOUNGE

17' 9" x 11' 0" (5.41m x 3.35m)

## BATHROOM

## BEDROOM

13' 2" x 9' 8" (4.01m x 2.95m)

## BEDROOM

9' 7" x 7' 9" (2.92m x 2.36m)



## KITCHEN

10' 2" x 8' 2" (3.1m x 2.49m)

## COMMUNAL GARDEN

## TENURE

The following information has been provided by the seller:

LEASE - 90 YEARS REMAINING

SERVICE CHARGE - £1,013.52 PER ANNUM

EPC - C

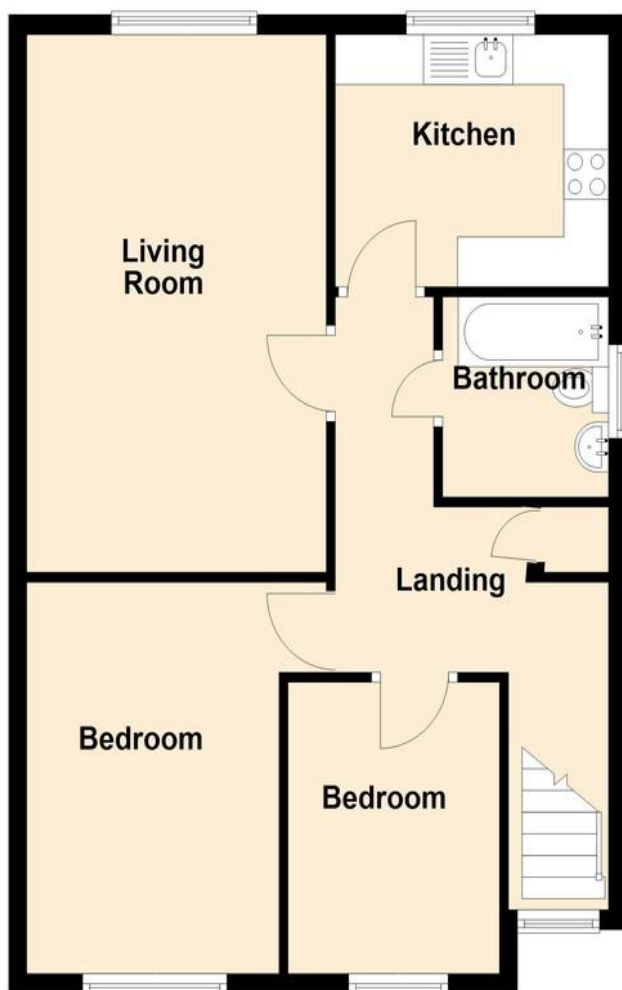
COUNCIL TAX - BAND B ROCHFORD



These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.

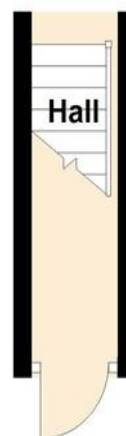
## First Floor

Approx. 60.3 sq. metres (649.2 sq. feet)



## Ground Floor

Approx. 3.1 sq. metres (33.9 sq. feet)



Total area: approx. 63.5 sq. metres (683.1 sq. feet)

Regulated by RICS

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