



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## York Road, Rayleigh



**Morgan Brookes believe** - This charming 2 bedroom apartment is situated in a quite & convenient location for local shops and good primary & secondary schools. The property is modern and spacious throughout and has the added bonus of its own garage.

**Our Sellers love** - Being a short distance to local amenities and a short drive from Rayleigh Town Centre with its array of shops, eateries & King Georges Recreation Ground.

### Key Features

- Great Size First Floor Maisonette.
- Two large Bedrooms.
- Over 900 Year Lease Remaining (As of 2025).
- Minimal Service Charges (Solicitors Info).
- Private Rear Section Of Garden.
- Close To Local Transport Routes.
- Easy Access To The A127.
- No Onward Chain.

**£250,000**

# York Road, Rayleigh

## Entrance

Obscure double glazed paneled door to:

## Landing

**20' 5" x 7' 0" (6.22m x 2.13m)**

Two obscure double glazed windows to side aspect, radiator, carpet flooring, ceiling with loft access, doors to:

## Living Room

**16' 2" x 14' 11" (4.92m x 4.54m)**

Two double glazed windows to front aspect, feature fireplace, built in storage area, radiator, coving to smooth ceiling, carpet flooring.

## Kitchen

**13' 0" x 7' 6" (3.96m x 2.28m)**

Double glazed window to side aspect, range of fitted wall and base level units, roll top work surfaces incorporating stainless steel sink and drainer unit, four point electric hob with stainless steel extractor fan over, fitted oven, space and plumbing for appliances, splash back tiling, built in storage cupboard, radiator, coving to smooth ceiling.

## Bedroom 1

**13' 10" x 9' 0" (4.21m x 2.74m)**

Double glazed window to rear aspect, two built in storage areas, radiator, coving to smooth ceiling, carpet flooring.

## Bedroom 2

**12' 1" x 9' 11" (3.68m x 3.02m)**

Double glazed window to rear aspect, radiator, coving to smooth ceiling, carpet flooring.

## Shower Room

**6' 10" x 5' 6" (2.08m x 1.68m)**

Obscure double glazed window to side aspect, shower cubicle with raised shower system, wall mounted hand basin, low level WC, radiator, tiled walls, coving to smooth ceiling, tiled flooring.

## Garage

Up and over door.

## Private Rear Section Of Garden

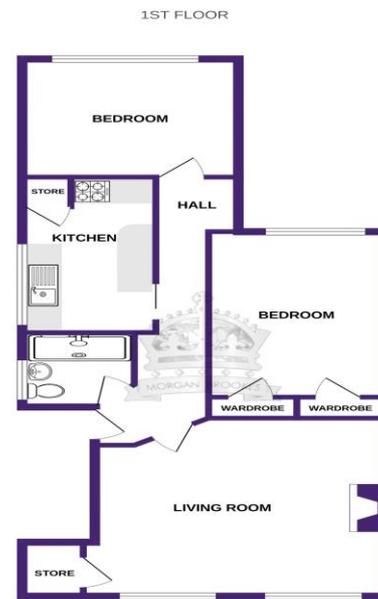
Mostly laid to lawn.

## Additional Information

Remaining Lease Length : 939 Years (As of 2025)

Ground Rent : Alton Properties - Aprox £5.25 per annum

Service / Maintenance Charges : BTMK have said they believe there is no service charge



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Local Authority Information**  
**Rochford District Council**  
**Council Tax Band: B**

**01268 755626**

**morganbrookes.co.uk**

**£250,000**

### 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.