



Flat 12, City Approach, 1 The Approach, Rayleigh, Essex, SS6 9FA

Two Bedroom Second Floor Apartment / Guide Price: £220,000 - £240,000 Leasehold / Tel: 01702 207720



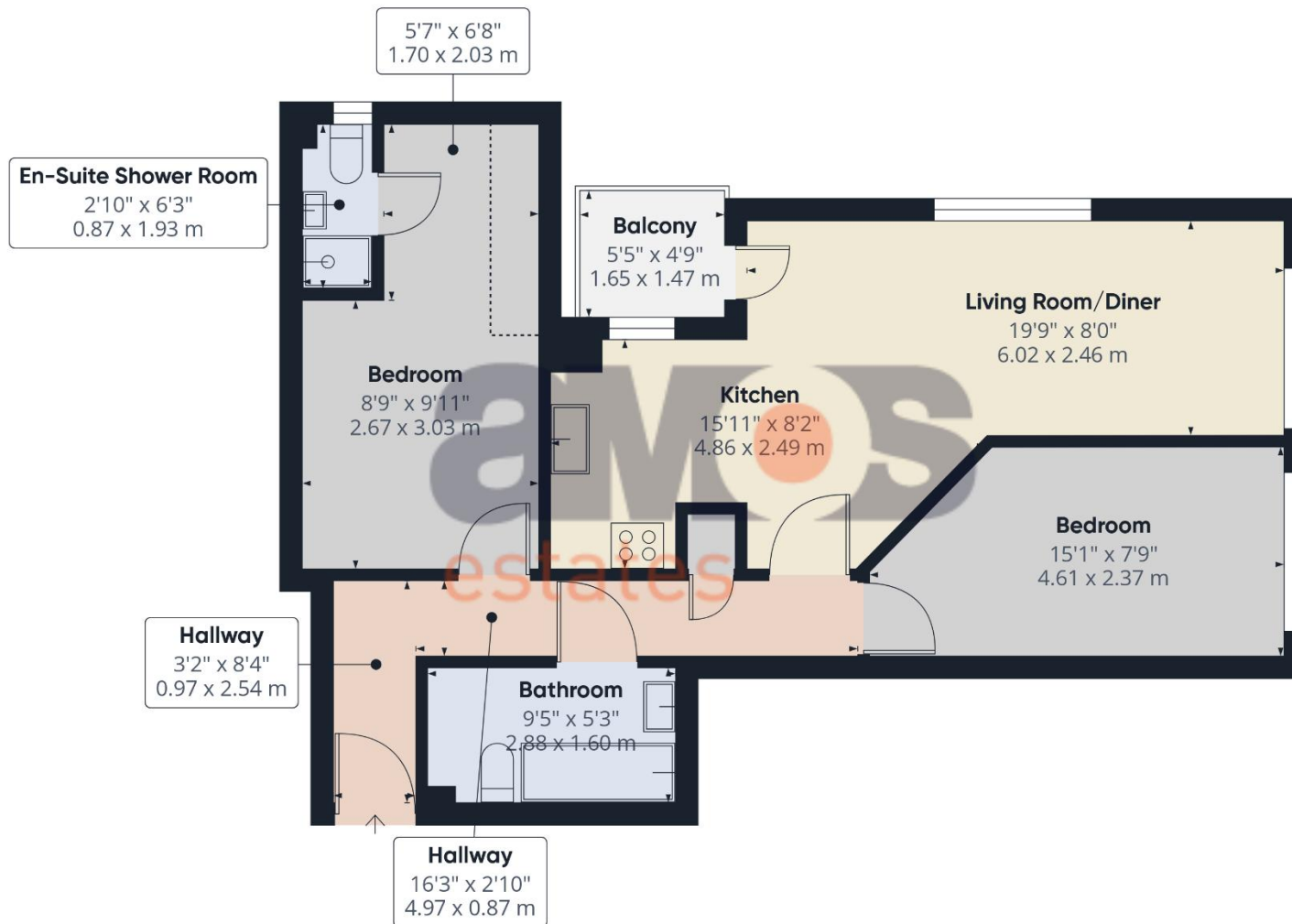


This well-presented **two-bedroom** top floor flat offers bright and comfortable accommodation throughout. The property features a living room/diner with direct access to a private balcony, creating a pleasant space to sit and unwind. The modern fitted kitchen is accessed from the living area and provides ample storage along with space for appliances. There are two good-sized bedrooms, with the main bedroom benefiting from an en-suite shower room, while a separate bathroom serves the second bedroom. Further benefits include one allocated parking space.

The property is literally down the road from Rayleigh train station, offering fast, direct access to London. Rayleigh High Street is just a short walk and boasts a vibrant selection of shops, and eateries. We have produced a **360' virtual tour** for you to look around this home, don't delay in making an appointment to view in person.

Find us on







## Property Information

- / Top floor two-bedroom flat
- / Private balcony accessed from the living room
- / Modern fitted kitchen with space for appliances
- / Bright living room/diner
- / Main bedroom with en-suite shower room
- / Three-piece bathroom serving second bedroom
- / One allocated parking space
- / Located a short walk to Rayleigh train station
- / Within easy reach to Rayleigh High Street shops, cafés and restaurants
- / Approx 631 Sq. Ft in Size
- / Council Tax Band: C
- / EPC Rating: D
- / No Onward Chain.
- / 360' Virtual Tour!

Entrance door leading to:

### **Entrance Hall /**

**8'4 x 3'2 plus 16'3 x 2'10**

Smooth plastered ceiling, wood effect floor covering, storage cupboard housing water tank, electric radiator, power points, security entry phone, door to:

### **Living Room/Diner /**

**19'9 x 8'0**

Double glazed windows to front and side aspect, double glazed door to balcony (measuring 5'5 x 4'9), smooth plastered ceiling, wood effect floor covering, radiator, power points, open access to:

### **Kitchen /**

**15'11 x 8'2**

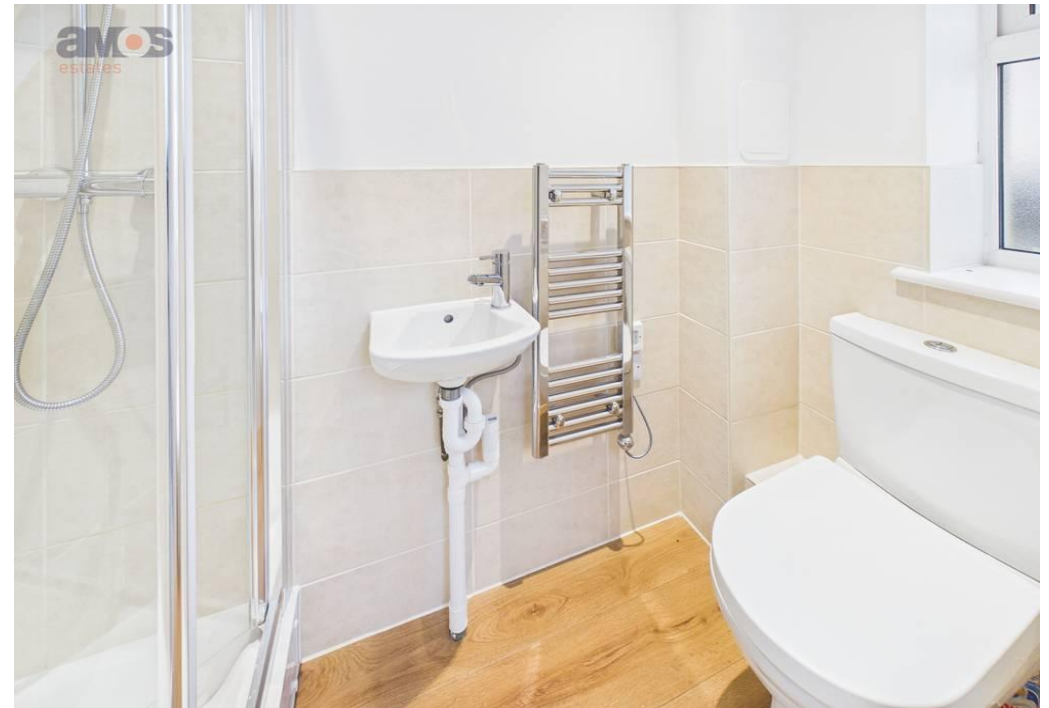
Fitted at both eye and base level in a range of modern white units with working surface over, space for appliances such as fridge/freezer, washing machine and dishwasher, integrated oven and electric hob with extractor fan above, stainless steel sink unit with mixer tap and drainer, double glazed window to front aspect, smooth plastered ceiling with integrated spotlights, wood effect floor covering, part tiled walls, power points.

### **Bathroom /**

**9'5 x 5'3**

Three piece suite comprising of integrated bath with mixer tap and fitted shower unit with safety glass shield, pedestal wash hand basin with mixer tap, low level w/c, smooth plastered ceiling with integrated spotlights, wood effect floor covering, part tiled walls, chrome heated towel rail.





## Bedroom One /

9'11 x 8'9 plus 6'8 x 5'7

Double glazed roof window, smooth plastered ceiling, fitted carpet, radiator, power points, door to:

## En-Suite Shower Room /

6'3 x 2'10

Three piece suite comprising of shower cubicle with fitted shower unit, wall mounted sink with mixer tap, low level w/c, double glazed window to front aspect, smooth plastered ceiling, wood effect floor covering, part tiled walls, chrome heated towel rail.

## Bedroom Two /

15'1 x 7'9

Double glazed window to side aspect, plastered ceiling, fitted carpet, electric radiator, power points.

## Lease Details /

Remaining Term: Approx 114 years left

Ground Rent: £250 per year

Service Charge: £2500.00 per annum

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.

