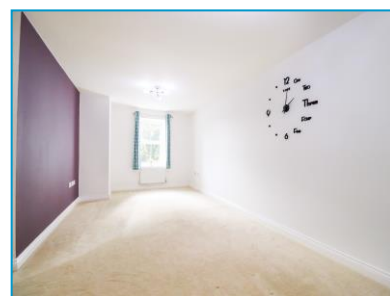
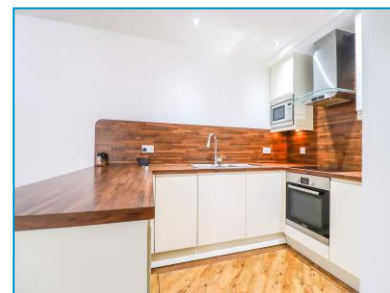




**MORGAN
BROOKES**
≡ ESTATE AGENTS ≡
HELPING YOU GROW



Weir Gardens, Rayleigh



Morgan Brookes believe - This superb apartment is positioned in a modern development conveniently located for excellent local amenities & easy access of the A127. Well maintained throughout, this apartment benefits from an open plan design comprising of a modern kitchen, spacious living room, two good size bedrooms & off-street parking.

Our Sellers love - The closeness to the High Street & Station, even though it's close it's also in a quiet part of Rayleigh with no through traffic & is quite secluded. The open plan living room & kitchen has been a great space for entertaining friends & family & having allocated parking as well as visitor parking is a bonus.

Key Features

- Modern Apartment Block.
- Two Good Size Bedrooms.
- Open Plan Living Room Kitchen.
- Well Maintained Throughout.
- Open Plan Design.
- Off-Street Allocated & Guest Parking.
- Easy Access To Rayleigh Station & High Street.
- No Onward Chain.
- Call Morgan Brookes Today!

£260,000

Weir Gardens, Rayleigh

Communal Entrance

Double glazed door leading to hallway, entry phone system, stairs leading to first floor accommodation.

Entrance

Door leading to:

Entrance Hallway

Radiator, built in cupboard housing boiler, smooth ceiling incorporating downlights & loft access, doors leading to:

Living Room

7' 1" x 3' 5" (2.16m x 1.04m)

Double glazed bay window front aspect, radiator, smooth ceiling, carpet flooring, opening to:

Kitchen

8' 7" x 8' 9" (2.61m x 2.66m)

Fitted range of base & wall mounted units, Walnut worktops incorporating stainless steel sink & drainer, ceramic hob with extractor fan over, integrated oven, microwave, dishwasher, fridge & washing machine, smooth ceiling incorporating downlights, Amitico flooring.

Bedroom 1

9' 9" x 5' 4" (2.97m x 1.62m)

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

Bedroom 2

8' 5" x 6' 11" (2.56m x 2.11m)

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

Bathroom

Panelled bath incorporating raised shower system & shower screen, vanity wash basin, heated towel rail, low level WC, smooth ceiling incorporating downlights, extractor fan, Amtico flooring.

Communal Gardens

Mainly laid to lawn, secured bike store, screened bin area.

Parking

One allocated parking space & guest parking.

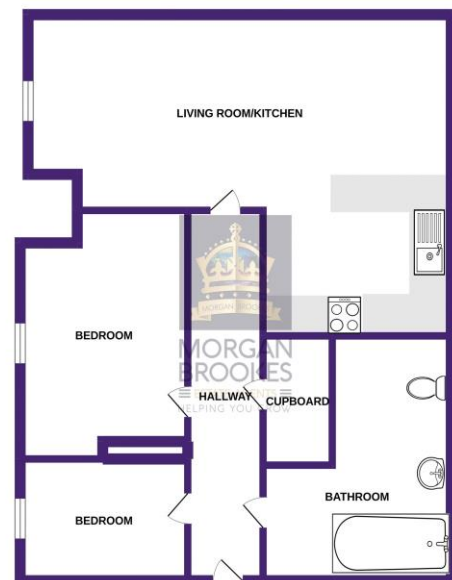
Additional Information

Remaining lease length - Approx. 100 years

Service Charge - £1,450 per annum

Ground Rent - £200.00 per annum

GROUND FLOOR



TOTAL FLOOR AREA: 677 sq ft. (62.5 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other facts are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such 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.
Made with Metreplan 02/02

Local Authority Information
Rochford District Council
Council Tax Band: C

Sales | Lettings | Property Management
01268 755626 morganbrookes.co.uk

£260,000

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.