



Brown & Brand



Sovereign Court, Weir Gardens
Rayleigh, SS6 7SR

- Well-Presented Two-Bedroom Apartment
- Two Well-Proportioned Bedrooms
- Open Plan Lounge/Dining Area & Kitchen.
- Convenient Access To Rayleigh High Street, Local Amenities & Mainline station

£250,000





Property Description

A Well-Presented Two-Bedroom Apartment in a Popular Rayleigh Location

A fantastic opportunity to purchase this well-proportioned two-bedroom apartment, situated within the popular Sovereign Court development in Weir Gardens, Rayleigh.

This well-maintained apartment forms part of a modern development and is conveniently located for a range of local amenities, while also providing easy access to the A127, making it ideal for commuters.

The property offers a well-designed open-plan layout comprising a modern fitted kitchen and spacious lounge/dining area, together with two good-sized bedrooms and a modern bathroom. Further benefits include allocated off-street parking.

Offering comfortable and contemporary living, this apartment would make an ideal first-time purchase, home for a couple, downsizing opportunity or investment property.





COMMUNAL ENTRANCE HALLWAY

Entrance door with entry phone system leading into the communal hallway, providing access to this ground floor apartment.

HALLWAY

The hallway benefits from a radiator, large storage cupboard, smooth plastered ceiling with inset spotlights and wood-effect laminate flooring. Leading through to:

OPEN PLAN L-SHAPED LOUNGE/DINING AREA & KITCHEN

21' 8" x 18' 1" narrowing to 8.4" (6.6m x 5.51m)

LOUNGE/DINING AREA

The spacious lounge/dining area is thoughtfully positioned to one end of the apartment and benefits from a double-glazed window to the front, allowing plenty of natural light. Further features include a smooth plastered ceiling with pendant lighting, wood-effect laminate flooring and a radiator. There is ample space for a large dining table, creating an ideal setting for entertaining and dining with the accommodation flowing seamlessly through to the fully fitted kitchen area.

KITCHEN

The fully fitted kitchen comprises a range of wall and base-mounted units with wood-effect laminate worktops incorporating a sink and drainer with mixer tap over. Integrated appliances include a four-ring electric hob with extractor hood over, oven, microwave, dishwasher, fridge and freezer.

The kitchen also benefits from a breakfast bar to one end, with useful storage cupboards beneath, together with plumbing and space for a washing machine. Further features include a smooth plastered ceiling with inset spotlights and a radiator.

BEDROOM ONE

10' 9" x 10' 5" (3.28m x 3.18m) Double-glazed window to the front aspect, radiator, smooth plastered ceiling with pendant lighting and carpet flooring. A large double-door storage cupboard provides useful additional storage and also houses the boiler.

BEDROOM TWO

9' 7" x 6' 9" (2.92m x 2.06m) Double-glazed window to the front aspect, radiator, smooth plastered ceiling with pendant lighting and carpet flooring.

BATHROOM

The modern bathroom is fitted with a three-piece suite comprising a panelled bath with mixer tap, rainforest shower over and separate hand-held shower attachment with curved shower screen, low-level WC and wash hand basin with mixer tap, inset into a vanity unit providing useful additional storage.

The bathroom is fully tiled and features a large mirror to one wall, smooth plastered ceiling with inset spotlights, ladder-style heated towel rail and wood-effect laminate flooring.





EXTERNALLY

COMMUNAL GARDEN

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

PARKING

One allocated parking space & guest parking.

ADDITIONAL INFORMATION

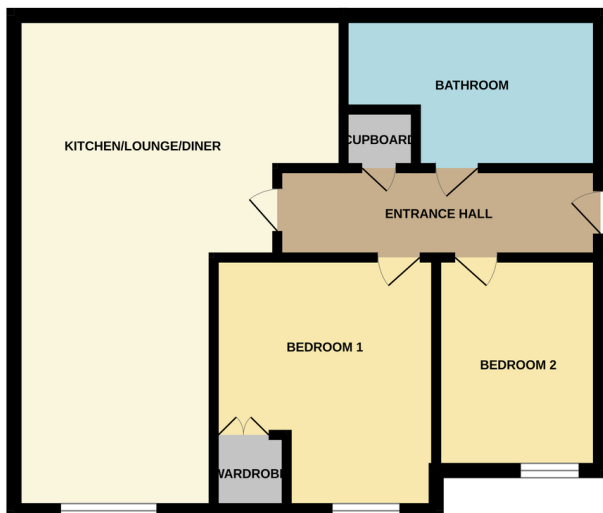
Remaining lease length - Approx. 110 years

Service Charge - £1,450 per annum

Ground Rent - £ 200.00 per annum



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by 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 Memphis 12/20

Energy performance certificate (EPC)		
Flat 4, Sovereign Court 10 West Gardens RAY, Essex SS6 7SR	Energy rating B	Valid until: 12 September 2032 Certificate number: 8802-4021-7410-0327-2296

Property type: Ground-floor flat
Total floor area: 53 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

