



Brown & Brand



The Residences Rayleigh Road
Thundersley, SS7 3XF

- Stunning two-bedroom apartment
- High-quality contemporary finish
- Open-plan lounge/kitchen
- Built approximately 7 years ago

Asking Price Of £275,000





Property Description

A stylish two-bedroom apartment situated in the popular area of Thundersley, built approximately seven years ago and finished to a high standard throughout.

The accommodation comprises a bright and spacious open-plan lounge/kitchen with integrated appliances, two bedrooms and a modern shower room, with contemporary finishes throughout.

Further benefits include allocated parking with an EV charging point, Juliet balconies, double glazing and air-source heating.

An ideal opportunity for buyers seeking a modern, well-presented apartment in a popular residential location.





ACCOMMODATION

The accommodation is approached via a communal entrance door with security entry phone system, with a private entrance door leading into:

ENTRANCE HALLWAY

11' 9" x 8' 8" (3.58m x 2.64m) Featuring Karndean wood-effect flooring, wall-mounted video entry phone system, electric heater and smooth plastered ceiling with inset spotlights. Useful storage cupboard housing the air source heat pump. Doors lead to the remaining accommodation.



OPEN PLAN LOUNGE/KITCHEN

20' 1" x 8' 7" (6.12m x 2.62m)

KITCHEN AREA

Beautifully fitted with a range of modern white gloss wall, base and eye-level units with Quartz worktops over. Features include a one-and-a-half bowl stainless steel sink with mixer tap and drainer, integrated washer/dryer, electric oven with four-ring induction hob and extractor fan over, integrated microwave, fridge/freezer and dishwasher. Karndean flooring, smooth plastered ceiling and inset spotlights.

LOUNGE AREA

Featuring Karndean flooring, smooth plastered ceiling with inset spotlights, TV point and electric heater. Double-glazed sliding patio doors provide access to a Juliet balcony.



BEDROOM ONE

14' 9" x 9' 9" (4.5m x 2.97m) Fitted carpet, electric heater and smooth plastered ceiling with inset spotlights. Double-glazed sliding doors provide access to a Juliet balcony.

BEDROOM TWO

10' 7" x 8' 1" (3.23m x 2.46m) Double-glazed window to the rear aspect, fitted carpet, electric storage heater and smooth plastered ceiling with inset spotlights.



SHOWER ROOM

A modern three-piece suite comprising low-level WC, wash hand basin with mixer tap and large shower cubicle. Fully tiled walls, tiled flooring, smooth plastered ceiling with inset spotlighting, extractor fan and heated towel rail.

PARKING

The property benefits from own allocated parking space via secure gated car park with further visitor spaces, bike storage, EV charging point.



COMMUNAL ROOF GARDEN

The development benefits from a beautiful communal roof garden laid to artificial lawn with ample seating and sunbathing facilities.

OTHER INFORMATION

LEASE - 142 YEARS

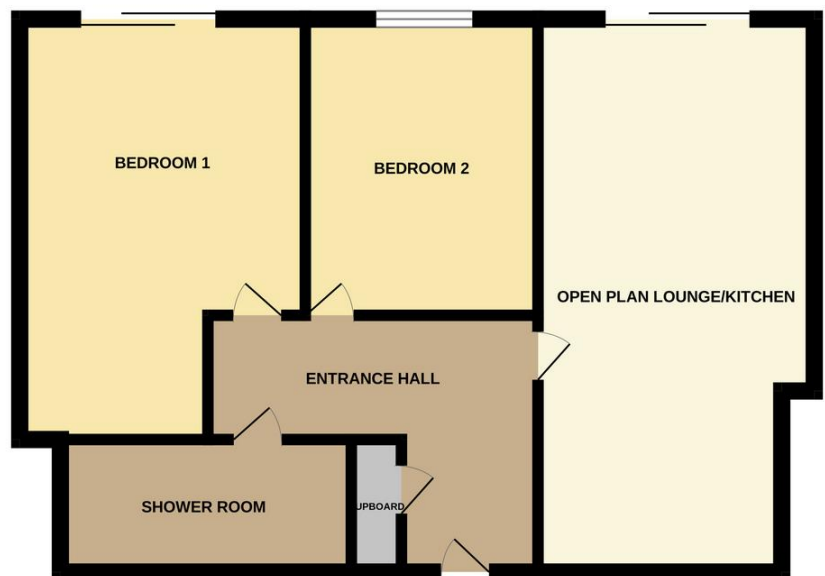
BUILDING INSURANCE £386.87

SERVICE CHARGE - £629.25 (HALF YEARLY)

GROUND RENT- £147.28 (HALF YEARLY)



GROUND FLOOR



Energy performance certificate (EPC)

Flat 2 The Residences 271 Rayleigh Road BDMF LET SS7 3XP	Energy rating B	Valid until: 28 February 2028
		Certificate number: 8106-7695-6639-2407-5783

Property type: Ground-floor flat
Total floor area: 54 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.

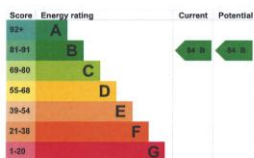
[See how to improve this property's energy efficiency.](#)

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



While 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 mis-statement. 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.
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