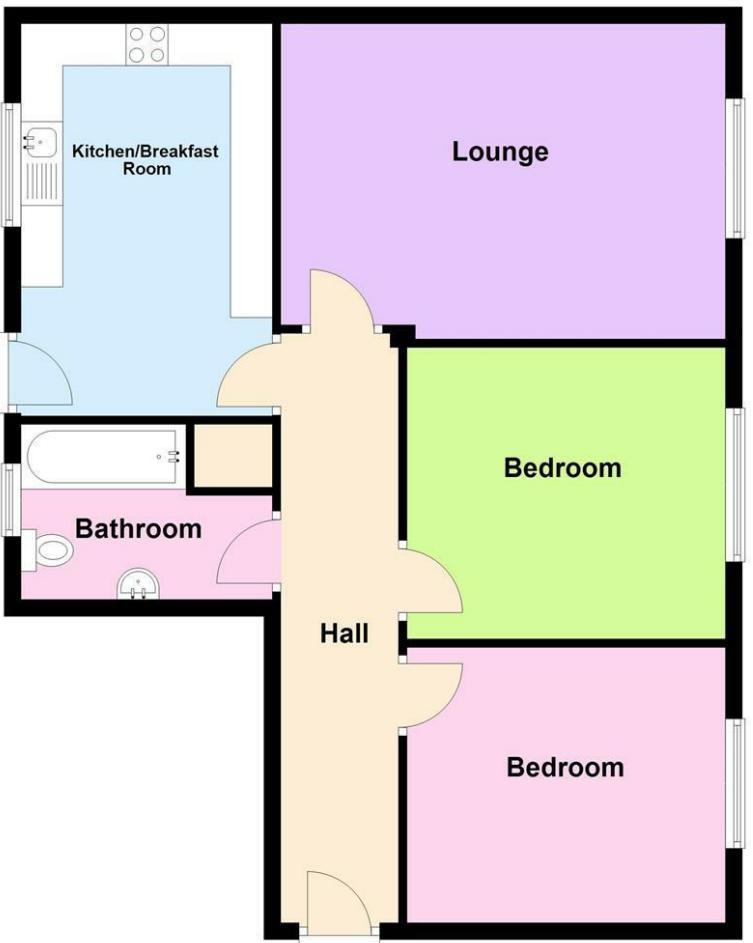


**Ground Floor**



12-14 Berrys Arcade  
High Street  
Rayleigh  
SS6 7EF

Tel: 01268 770728  
info@stgeorgehomes.co.uk  
www.stgeorgehomes.co.uk

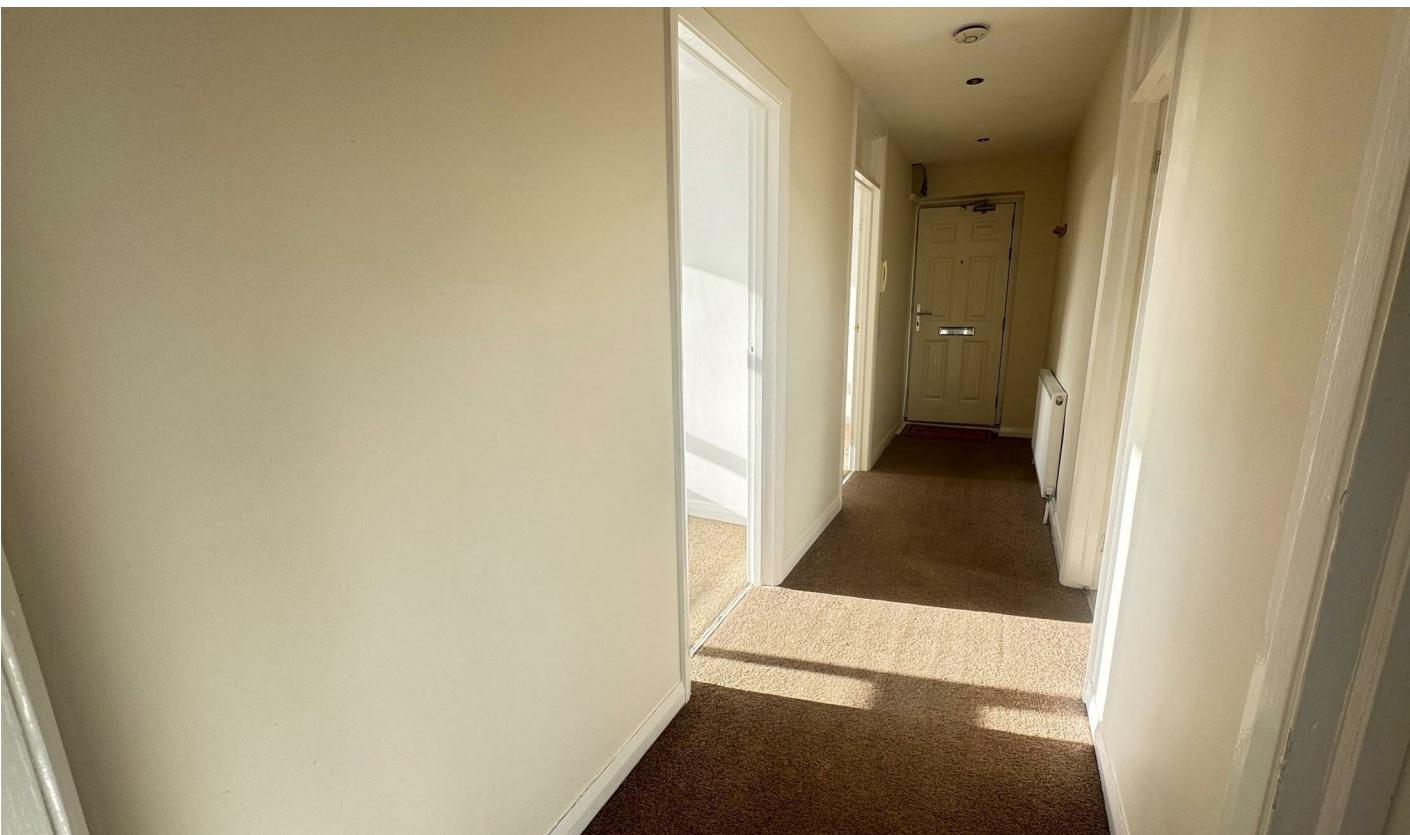
| Energy Efficiency Rating                                 |         |           |
|--|---------|-----------|
|  | Current | Potential |
| Very energy efficient - lower running costs<br>(92 plus) | A       |           |
| (81-91)  | B       |           |
| (69-80)  | C       |           |
| (55-68)  | D       |           |
| (39-54)  | E       |           |
| (21-38)  | F       |           |
| (1-20)   | G       |           |
| Not energy efficient - higher running costs              |         |           |
| England & Wales  |         |           |
| EU Directive 2002/91/EC                                  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                               |         |           |
|--|---------|-----------|
|  | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) | A       |           |
| (81-91)  | B       |           |
| (69-80)  | C       |           |
| (55-68)  | D       |           |
| (39-54)  | E       |           |
| (21-38)  | F       |           |
| (1-20)   | G       |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions              |         |           |
| England & Wales  |         |           |
| EU Directive 2002/91/EC  |         |           |



**Benleigh House Marina Avenue  
Rayleigh, SS6 9JQ  
£190,000**

- No Onward Chain
- 2 Bedrooms
- Newly Fitted Kitchen/Breakfast Room
- Purpose Built
- Modern Bathroom
- UPVC Double Glazing
- 16' Lounge
- Entryphone System
- Minutes Walk To Station
- Bright & Spacious



#### \*\*\*\* 2 BEDROOM TOP FLOOR APARTMENT CLOSE TO STATION \*\*\*\*

A well maintained 2 bedroom bright & spacious apartment on the top floor being within a few minutes walk of Rayleigh Station, The property has a Entryphone system, spacious hall, 2 bedrooms, newly fitted kitchen, modern bathroom, 16' lounge, UPVC double glazing gas central heating with new radiators throughout, and being offered with no onward chain

#### ACCOMMODATION

Entryphone system to communal entrance with stairs to second floor, personal door to:

#### RECEPTION HALL

Entryphone system, radiator, spot lighting

#### LOUNGE 16'9 x 12'1 (5.11m x 3.68m)

UPVC double glazed window to front, feature fireplace, radiator, power & Tv points

#### KITCHEN/BREAKFAST ROOM 14'3 x 9'4 (4.34m x 2.84m)

Newly fitted with a quality range of light grey Shaker units to both eye level & base level, complimentary wood block effect rolled edge worktops incorporating stainless steel sink drainer with mixer taps, ceramic hob, oven, plumbing for washing machine, power points, radiator, laminate flooring, combination boiler, UPVC double glazed window and door to rear exit & balcony

#### BEDROOM 2 12'9 x 10'8 (3.89m x 3.25m)

UPVC double glazed window to front, radiator, power points,

#### BEDROOM 1 12'4 x 10'6 (3.76m x 3.20m)

UPVC double glazed window to front, radiator, power points,

#### BATHROOM

UPVC double glazed window to rear, modern white suite comprising panelled bath with mixer taps & shower over, glazed screen, low level wc, wash hand basin, splash back tiling, chrome heated towel rail, extractor fan, storage cupboard,

#### OUTSIDE

To the front & rear are communal gardens with shrubs and a useful storage shed

#### PARKING

The current owners have arrangement to park at the local public house (with a cost)