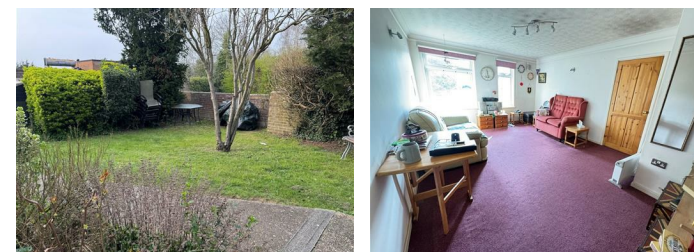


(Unknown Floor)



**3 Uplands Park Court Uplands Park Road  
Rayleigh, SS6 8AY  
£250 000**

- Close To High Street & Station
- Ground Floor 2 Bedroom Apartment
- Spacious Lounge
- Kitchen
- Shower Room
- Allocated Gated Parking
- Communal Gardens
- Ideal First Purchase Or Investment
- UPVC Double Gazing
- No Onward Chain



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			
(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			
(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	



#### \*\*\*\* PURPOSE BUILT GROUND FLOOR APARTMENT \*\*\*\*

A spacious 2 bedroom purpose built ground floor apartment within minutes walk of Rayleigh High Street & Station,

The property is in need of some updating but offers good sized accommodation including a 16' lounge, kitchen, 2 spacious bedrooms & shower room, Externally are communal gardens & private gated parking

The property is being offered with no onward chain,

#### ACCOMMODATION

##### RECEPTION LOBBY

UPVC double glazed door to: storage cupboard, tiled floor,

##### LOUNGE 16'2 x 12'6 (4.93m x 3.81m)

Two UPVC double glazed windows, coving, power & Tv points,

##### KITCHEN 9'2 x 7'7 (2.79m x 2.31m)

UPVC double glazed window, fitted with eye level & base level units, rolled edge worktops with inset stainless steel sink drainer with mixer taps, ceramic hob with extractor fan, oven, splashback tiling, work top lighting, plumbing for washing machine, tiled floor, power points,

##### INNER LOBBY

Boiler cupboard, airing cupboard,

##### BEDROOM 1 12'2 x 10'2 (3.71m x 3.10m)

UPVC double glazed windows, coving, power points,

##### BEDROOM 2 12'7 x 7'6 (3.84m x 2.29m)

UPVC double glazed window, power points,

##### SHOWER ROOM

White low level wc, pedestal wash hand basin, shower area, tiled walls & flooring, extractor fan,

##### OUTSIDE

##### PARKING & GARDENS

The property is approached by electrically operated gated leading to allocated parking parking and communal garden