



**Connells**

Uplands Park Court, Uplands Park Road  
RAYLEIGH

Uplands Park Court, Uplands Park Road  
RAYLEIGH, SS6 8AY

for sale guide price  
**£200,000**



### Property Description

Guide Price £200,000 to £220,000 If you are looking to get a step on the property ladder or looking for an investment property, then this could be the perfect property for you. This ground floor apartment benefits from entrance hallway, spacious lounge/dining room, fitted kitchen, fitted bathroom and two double bedrooms, outside ample security gated off road parking for residents and visitors.

Situated in a great location within easy reach of the High Street shops, bars, restaurants, amenities, great schools and Rayleigh train station with direct trains to London Stratford & London Liverpool Street for those needing to commute.

IDEAL INVESTMENT PROPERTY OR FIRST TIME BUY, IN NEED OF FULL MODERNISATION, PRICED TO SELL!!

### Lounge/Diner

16' 6" x 12' 1" ( 5.03m x 3.68m )

### Kitchen

7' 6" x 7' 5" ( 2.29m x 2.26m )

### Hall

7' 3" x 4' 2" ( 2.21m x 1.27m )

### Bedroom One

10' x 12' ( 3.05m x 3.66m )

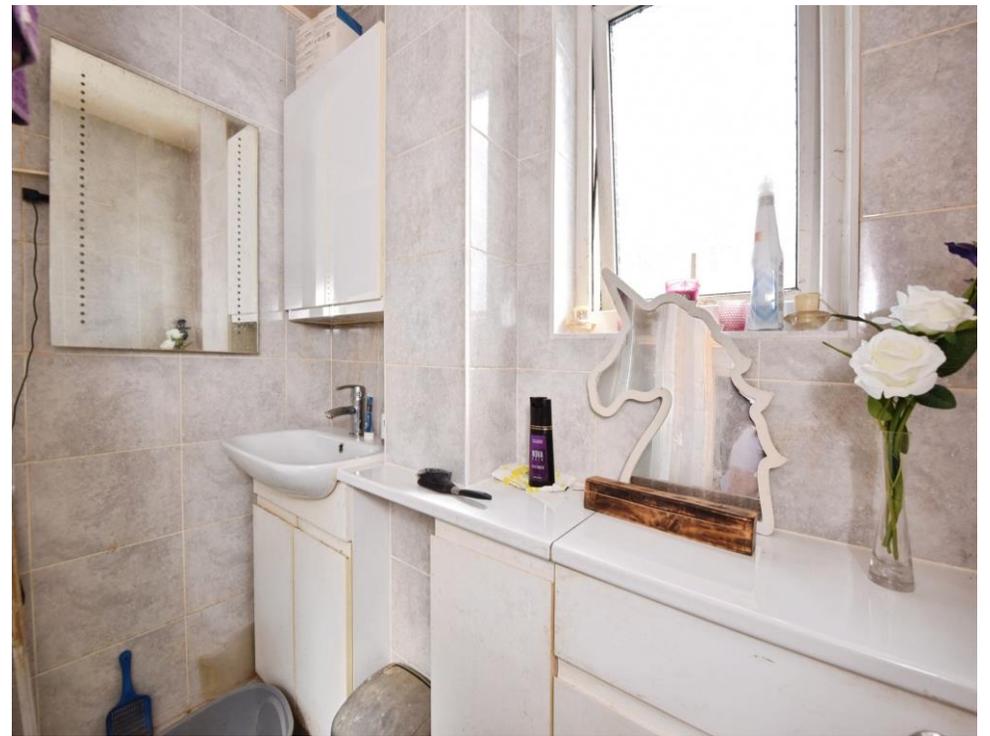
### Bedroom Two

7' 5" x 12' ( 2.26m x 3.66m )

### Shower Room

6' 1" x 8' 9" ( 1.85m x 2.67m )









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01268 777 767**  
**E [rayleigh@connells.co.uk](mailto:rayleigh@connells.co.uk)**

113-115 High Street  
 RAYLEIGH SS6 7QA

EPC Rating:  
 Awaited

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/RAY308974](http://connells.co.uk/Property/RAY308974)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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