

GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



EC Essex Countryside
Moving home made easier.



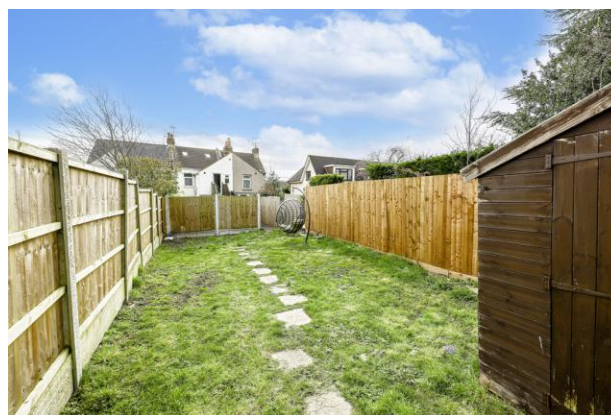
297 Eastwood Road, Rayleigh, SS6 7LQ
Asking Price Of £210,000

Essex Countryside are proud to bring to the market this stunning one double bedroom first floor flat with a large, secluded garden and rear access. The accommodation comprises of communal entrance door with spacious first floor landing, lounge to the front, kitchen to the rear with staircase leading to the rear garden, bedroom & bathroom. The property is situated in an ideal location for local amenities. Viewings are highly recommended.



- FIRST FLOOR FLAT
- DOUBLE BEDROOM
- KITCHEN TO REAR WITH STAIRS LEADING TO REAR GARDEN
- GOOD SIZE LOUNGE
- IDEAL FIRST TIME PURCHASE
- APPROX. 110 YEAR LEASE
- GROUND RENT £200 PA
- VIEWING HIGHLY RECOMMENDED
- UNIQUE OPPORTUNITY TO PURCHASE LOFT SPACE AND CONVERT S.T.P.P

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ENTRANCE HALL Wooden front door, tiled floors, smooth ceilings with coving to ceiling edge and lighting. Doors to:-

FIRST FLOOR LANDING Galleried Landing. Carpeted through-out, smooth ceiling with centre ceiling light, loft access, desk space and power points. Doors to bedroom, lounge, main bathroom and kitchen.

BEDROOM 12' x 10' 6" (3.66m x 3.2m) Double glazed window to the rear, smooth ceilings with coving to ceiling, potential for built in storage, power points and radiator.

BATHROOM Double glazed window to side aspect, tiled walls, tiled floors, pedestal sink, WC, large panelled bath, wood effect floors through-out and wall mounted heated towel rail.

LOUNGE 16' 1" x 11' 1" (4.9m x 3.38m) Two double glazed windows to front aspect, tree top views across Rayleigh, power points, radiator, central fireplace and TV point.

KITCHEN 11' x 8' 3" (3.35m x 2.51m) Wood effect flooring through-out, double glazed windows to rear, space for white goods, double glazed UPVC door onto rear balcony. The kitchen comprises of 'shaker style' top and base units with a roll top work surface, wine storage with stainless steel sink & draining board, power points, space for a large fridge/freezer, four ring gas hob with extractor fan, built in oven and loft access.

REAR GARDEN The balcony to the rear can be extended across the back to create a seating area. Stairs down leading to main garden. The garden is mainly laid to lawn, with new fence surrounds, access to the side, large wooden shed with power and lighting to remain.

FRONT GARDEN Approached by an independent blocked path leading to the communal front door.

AGENT NOTES Service charge & Ground Rent: £1100 per annum Lease Length: 105 years.

** Unique opportunity to purchase the loft from the freeholder and convert into another level for living S.T.P **