

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Flat 2, Rayleigh Court, 44-50 High Street, Rayleigh, SS6 7EA



£190,000

OFFERED WITH NO ONWARD CHAIN is this spacious one double bedroom second floor apartment conveniently situated in the heart of Rayleigh High Street with its selection of restaurants, bars and shops and just a short stroll from Rayleigh railway station. With own allocated parking to rear of building.

Lease of approx 116 years remaining. Our Ref: 19293.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

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Entrance via communal entrance door to staircase to all floors.

Personal entrance door.

ENTRANCE HALL

Large walk in storage cupboard.

LOUNGE AREA 16' 2" x 12' 11" (4.93m x 3.94m)

Double glazed window to front aspect over looking Rayleigh High Street. Electric storage radiator. Plastered ceiling with inset LED spotlighting. **BALCONY AREA.** Open plan through to kitchen.



KITCHEN 11' 9" x 10' 1" (3.58m x 3.07m)

A range of high gloss base and eye level units incorporating granite effect roll top work surface with inset stainless steel sink drainer unit. Integrated electric oven with electric hob and stainless steel extractor above. Tiled splash backs. Integrated washing machine. Wood effect flooring. Plastered ceiling with inset spotlighting.

BEDROOM 12' 11" x 8' 11" (3.94m x 2.72m)

Double glazed window to front aspect over looking Rayleigh High Street. Plastered ceiling with inset LED spotlighting. Electric storage radiator.



BATHROOM

A three piece suite comprising panelled bath with mains shower over and full height glass shower screen, pedestal wash hand basin with chrome mixer taps and close coupled wc. Heated towel radiator. Tiled flooring. Tiled walls. Plastered ceiling with inset LED spotlighting.

EXTERIOR.

Allocated parking space to the rear of the property.

Agents Note:

The vendors advise:

The Lease is 125 years from 2013.

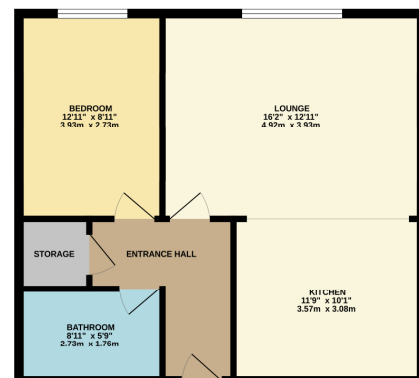
Ground rent of £125 per annum.

Service charge: approx £1,600 per annum.

Managing Agent: Gateway Management.

In accordance with the Estate Agency Act 1979, Section 21, we confirm that a member of staff at Williams & Donovan is related to the vendor of this property.

GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA: 578 sq ft (53.7 sq m) approx.
WILLIAMS & DONOVAN has been asked to prepare the particulars of this property on behalf of the vendor. The particulars are prepared on the basis of information supplied by the vendor and are not intended to constitute an offer of any kind. The particulars are prepared on the basis of information supplied by the vendor and are not intended to constitute an offer of any kind. The particulars are prepared on the basis of information supplied by the vendor and are not intended to constitute an offer of any kind.

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.