



STUART THOMAS
ESTATES



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- LARGE GROUND FLOOR FLAT
- IDEAL FIRST TIME PURCHASE
- SPACIOUS L SHAPED LOUNGE/DINER
- GARAGE IN A BLOCK

Flat 2 Westwood Lodge, 124 Rayleigh Road, Thundersley, Essex, SS7 3YS

£230,000

Conveniently located for both the A13 and A127 as well as being close to the Virgin Gym, this purpose built two bedroom ground floor flat comes complete with a garage and offers well decorated accommodation which includes a large L shaped lounge and modern fitted bathroom. A great flat for a first time buyer or investor.



Property Description

GENERAL

Conveniently located for both the A13 and A127 as well as being close to the Virgin Gym, this purpose built two bedroom flat comes complete with a garage and offers well decorated accommodation which includes a large L shaped lounge and modern fitted bathroom. A great flat for a first time buyer or investor.

ENTRANCE LOBBY

Entrance door leads to the entrance lobby. Built in cupboard. Wood effect flooring. A further door leads to the:-

HALLWAY

Wood effect flooring. Cupboard housing water tank and storage.

LOUNGE/DINER

This good size room has a double glazed full depth window to the rear. Laminate wood effect flooring.

KITCHEN

Fitted with a range of units at eye and base level with work surfaces over. Space and plumbing for a washing machine. Single drainer stainless steel sink unit with a mixer tap over. Wood effect flooring, Double glazed window. Some ceramic tiling. Electric oven & hob.

BEDROOM ONE

Large room with double glazed window to rear. Carpet. Radiator.

BEDROOM TWO

Double glazed window. Coving.





BATHROOM

Three piece bathroom suite comprising of low level WC, bath with shower mixer tap. Wash hand basin. White marble effect tiling to floor and walls with matching bath panel.

GARAGE AND PARKING

In a block at the rear with an up and over door. Non allocated parking to the rear of the development.

TENURE

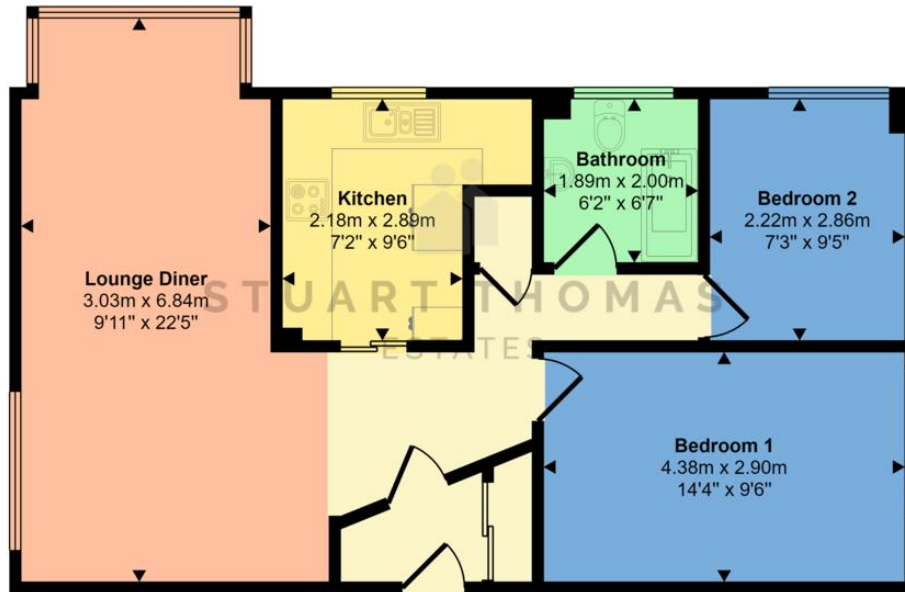
Leasehold. The vendor informs us the lease was granted in March 1972 with a 199 year term. £109.44 every 6 months ground rent. £254.58 per quarter service charge.

COMMUNAL GARDENS

Well maintained gardens to the front and rear.



Approx Gross Internal Area
65 sq m / 698 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-10	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements