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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

41D Crown Hill Apartments, Crown Hill, Rayleigh, SS6 7HQ



Guide: £350,000

Situated in the heart of Rayleigh and built only two years ago is this stunning purpose built apartment block housing only five apartments, within a sought after location within close walking distance to mainline railway station, High Street with an array of bustling shops and restaurants. Having far reaching views from a Juliette balcony and stunning interior accommodation.

Council Tax Band: C. EPC Rating: B.
Viewing highly recommended. Our Ref: 19916.

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Accommodation comprises:

Entrance via communal entrance door with secure telephone entry system. Communal security door to communal garden to rear. Oak staircase to first floor accommodation.

Personal door to property.

ENTRANCE HALL

Karndean herringbone wood flooring with under floor heating. Large walk in storage cupboard. Plastered ceiling with inset LED spotlighting.



LUXURY FITTED SHOWER ROOM

Obscure double glazed window to rear aspect. A three piece suite comprising walk in shower cubicle with thermostatic shower and feature herringbone tiled marble walls, inset wash hand basin with matt black mixer tap and high gloss vanity storage and back to wall wc. Heated towel radiator. Herringbone marble effect tiled flooring. Complementary marble tiled walls.



BEDROOM ONE 17' 5" max x 9' 4" max (5.31m x 2.84m)

Double glazed window to rear aspect. Plastered ceiling with inset LED spotlighting. Under floor heating.



BEDROOM TWO 9' 6" x 9' 4" (2.9m x 2.84m)

Double glazed window to rear aspect. Plastered ceiling with inset LED spotlighting. Under floor heating.



LARGE OPEN PLAN LUXURY KITCHEN/BREAKFAST ROOM/LOUNGE 27' 5" max x 17' 8" (8.36m x 5.38m)

Double glazed French doors onto Juliette balcony with full height glass side screens. Plastered ceiling with inset LED spotlighting. Feature wood stripped media wall. Karndean herringbone wood flooring with under floor heating.



KITCHEN AREA

A stunning custom fitted contemporary matt finish base and eye level units incorporating marble granite worksurface with complementary upstand. Inset sink drainer. Integrated twin eye level electric oven. Induction hob with built in extractor. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine.



EXTERIOR.

The property has landscaped communal gardens with block paved pathway and patio providing access to own outbuilding with individual storage shed. Brick built BBQ. Outdoor seating.



The **FRONT** has allocated parking for each property.

Agents Note:

The property is built to a very high specification incorporating the latest smart technology throughout such as app controlled heating and lighting, under floor heating, CCTV installed at all main entry points, Cat six integrated with Sky Q and high speed Broadband, integral video and fob entry system.

Managing Agent: Wilson Wood Management Company. Details of Lease, Service Charge etc to follow.

GROUND FLOOR
853 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA: 853 sq.ft. (79.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plots, buildings, areas and heights shall be approximate and no responsibility is accepted for any errors or omissions herein. The plan is for information only and should be treated as a guide only. Prospective purchasers should consult the actual title documents and specifications which have not been included and to inquire as to their applicability or relevance to be given.
Agents Wilson Wood

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.