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SALES,
LETTINGS,
ADVICE.



Eastwood Road, Rayleigh

£1,200 pcm

ELECTRICITY BILLS INCLUDED* - Located within a very short walk to High Street, Train Station & King Georges Park is this 2 bed renovated 1st floor maisonette. The property is fully double glazed & has had a **NEWLY INSTALLED COMBI' BOILER** along with fresh decor & new floor coverings throughout. The kitchen comes with a freestanding cooker & space for your own washing machine & fridge freezer. With a good sized living room and three piece bathroom this property offers well proportioned accommodation and is available immediately. Minimum income required = £31,500p/a.

- 2 BEDROOMS
- FIRST FLOOR MAISONETTE
- RECENTLY RENOVATED
- NEW FLOOR COVERINGS THROUGHOUT
- NEWLY INSTALLED COMBI BOILER
- LOCATED WITHIN A STONES THROW TO HIGH ST'
- SHORT WALK TO TRAIN STATION
- AVAILABLE IMMEDIATELY (SUBJECT TO REFERENCING)

EXTERNAL STAIRCASE TO FRONT DOOR

Accessed via the rear of Courts Florists - staircase to first floor with UPVC entrance door to inner hallway.

INNER HALLWAY

6' 11" x 2' 11" (2.11m x 0.89m) Built-in storage cupboard. Newly laid vinyl flooring. Door opening to bathroom and access through to kitchen and remainder of accommodation.

KITCHEN AREA

15' 1" x 5' 5" (4.60m x 1.65m) Kitchen comprises; Wall mounted and base level kitchen cupboards and drawers, rolled edge work top incorporating a stainless steel sink unit with mixer tap and drainer, Free-standing electric oven (to remain), under counter space and plumbing for washing machine and space for free-standing fridge-freezer. Newly laid vinyl flooring. Large arched opening to living room.

LIVING ROOM

14' 7" x 11' 9" (4.45m x 3.58m) UPVC double glazed window to rear aspect. Wall mounted panelled radiator. Newly laid carpet throughout.

INNER LOBBY

From kitchen area providing access to both bedrooms.

BEDROOM ONE

14' 9" x 11' 4" (4.50m x 3.45m) UPVC double glazed window to front aspect. Wall mounted panelled radiator. Newly laid carpet throughout.

BEDROOM TWO

11' 8" x 6' 0" (3.56m x 1.83m) UPVC double glazed window to front aspect. Wall mounted panelled radiator and newly laid carpet throughout.

BATHROOM

9' 1" x 6' 11" (2.77m x 2.11m) UPVC obscure double glazed windows to rear and side aspects. Suite comprises; panelled bath with shower over and glass pivoting shower screen. Wash basin with mixer tap and close coupled WC. Newly laid vinyl flooring. Wall mounted heated towel rail. Built in cupboard housing newly installed combi' boiler.

ADDITIONAL INFORMATION

Council tax band = A (Rochford District Council).

Electricity costs included within the monthly rent (Subject to review every six months). Tenant responsible for cost of their own gas usage.

Overnight parking space available to the rear of the block

** On the strict understanding that it is only used outside of the shops opening hours ** the property would be more suited to a non driver given the nature of the way the buildings and external space is arranged.

Newly installed combi' boiler.

The maisonette is accessed via the rear of the row of shops via an external staircase rising to the entrance door. There is external motion sensor security lighting to aid access for the stairs.



VIEWING ARRANGEMENTS

Viewing is strictly by appointment only through Elliott and Smith Partnership.

DISCLAIMER PROPERTY DETAILS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.