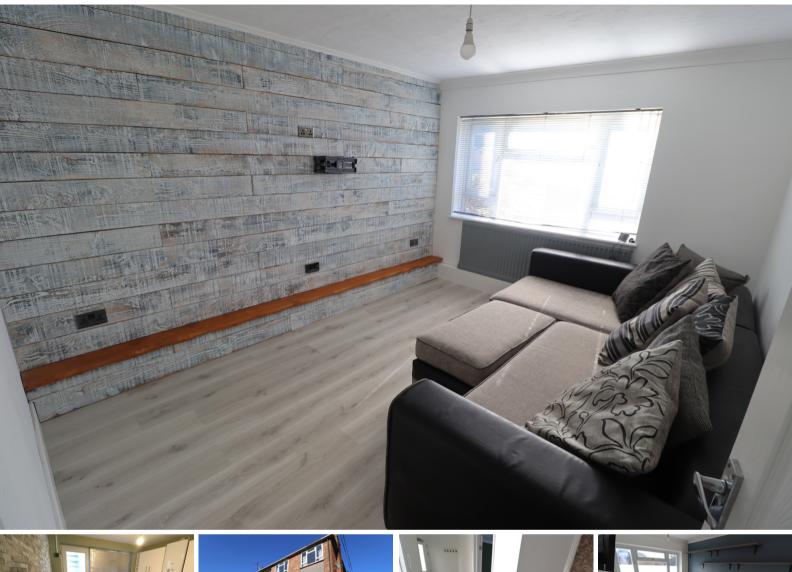
Telephone +44 (0)1268 947947 sales@elliottandsmith.co.uk Website www.elliottandsmith.co.uk Eliott and Smith Partnership 57 High Street Rayleigh Essex SS6 7EW





## Marina Avenue, Rayleigh £1,200 pcm

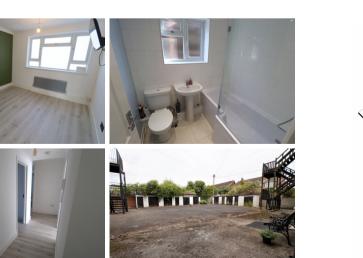
TWO DOUBLE BEDROOM GROUND FLOOR FLAT presented in very good condition throughout, having some recent renovations undertaken. Perfectly situated within a short stroll to RAYLEIGH MAINLINE STATION & the High Street. Also near to Glebe Primary and Sweyne Secondary Schools. AVAILABLE IMMEDIATELY and will be offered Unfurnished.

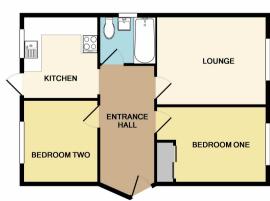
- TWO DOUBLE BEDROOMS
- GROUND FLOOR
- STONES THROW FROM RAYLEIGH MAINLINE STATION AND HIGH ST
- GAS CENTRAL HEATING &
  DOUBLE GLAZED

## **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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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





TOTAL APPROX. FLOOR AREA 533 SQ.FT. (49.5 SQ.M.)

LIVING ROOM 12' 9" x 10' 3" (3.89m x 3.12m)

x 2.92m)

**BEDROOM TWO** 11' 0" x 9' 7" (3.35m

x 2.69m)

**BEDROOM ONE** 12' 8" x 8' 10" (3.86m

**ENTRANCE HALL** 

9' 6" x 8' 8" (2.90m x 2.64m) **BATHROOM** 6' 5" x 5' 7" (1.96m x 1.70m) COMMUNAL **COURTYARD WITH** STORAGE UNITS COUNCIL TAX **BAND B** ROCHFORD DISTRICT COUNCIL

**KITCHEN**