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SALES,
LETTINGS,
ADVICE.



Rayleigh Road, Leigh-on-Sea £1,250 pcm

LOCATED WELL FOR A127, BUS ROUTES & SCHOOLS. This attractive MODERN 2 BED GROUND FLOOR APARTMENT is available immediately offering; EN-SUITE SHOWER ROOM, modern bathroom, SPACIOUS LOUNGE AREA open to a MODERN KITCHEN with integral fridge freezer & washing machine. To the rear of the block is residents parking with one allocated space + visitor bays. Salary requirements should be in excess of £37,500 p/a.

- GROUND FLOOR MODERN 2 BEDROOM APARTMENT
- LOCATED WELL FOR PROGRESS ROAD & A127
- NEARBY CONVENIENCE SHOPS & BUS ROUTES
- ALLOCATED PARKING TO THE REAR

COMMUNAL ENTRANCE

With security intercom.

COMMUNAL HALLWAY

With dual access from front and rear of the block.

PERSONAL DOOR TO INNER HALL

Built-in airing cupboard housing hot water cylinder. Wood laminate flooring. Wall mounted electric thermostatic heater.

LIVING ROOM OPEN TO KITCHEN

20' 1" max x 16' 5" (6.12m x 5.00m) Two double glazed windows to front aspect. Wood laminate flooring throughout. Wall mounted thermostatic heater. Kitchen area comprises of a modern fitted gloss kitchen with breakfast bar. Integral fridge freezer, hob, oven and washing machine.

BEDROOM ONE

12' 10" x 10' 10" max (3.91m x 3.30m) Two double glazed windows to rear aspect. Recently fitted carpet. Wall mounted electric thermostatic heater. Door to en-suite.

EN-SUITE SHOWER ROOM

7' 3" x 4' 11" (2.21m x 1.50m) Double shower cubicle with thermostatic mixer shower inset. Suspended WC and wash basin with mixer tap.

BEDROOM TWO

9' 3" max x 9' 7" plus recess (2.82m x 2.92m) Double glazed window to rear aspect. Recently fitted carpet. Wall mounted electric thermostatic heater.

BATHROOM

6' 10" x 5' 7" (2.08m x 1.70m) Modern fitted three piece bathroom comprises; panelled bath with shower attachment, suspended WC and wash basin with mixer tap.

ALLOCATED PARKING SPACE

To the rear of the block is one allocated space and visitor bays.

COUNCIL TAX BAND D

Southend Council



TOTAL FLOOR AREA: 102.14 sq m (1091 sq ft)

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.