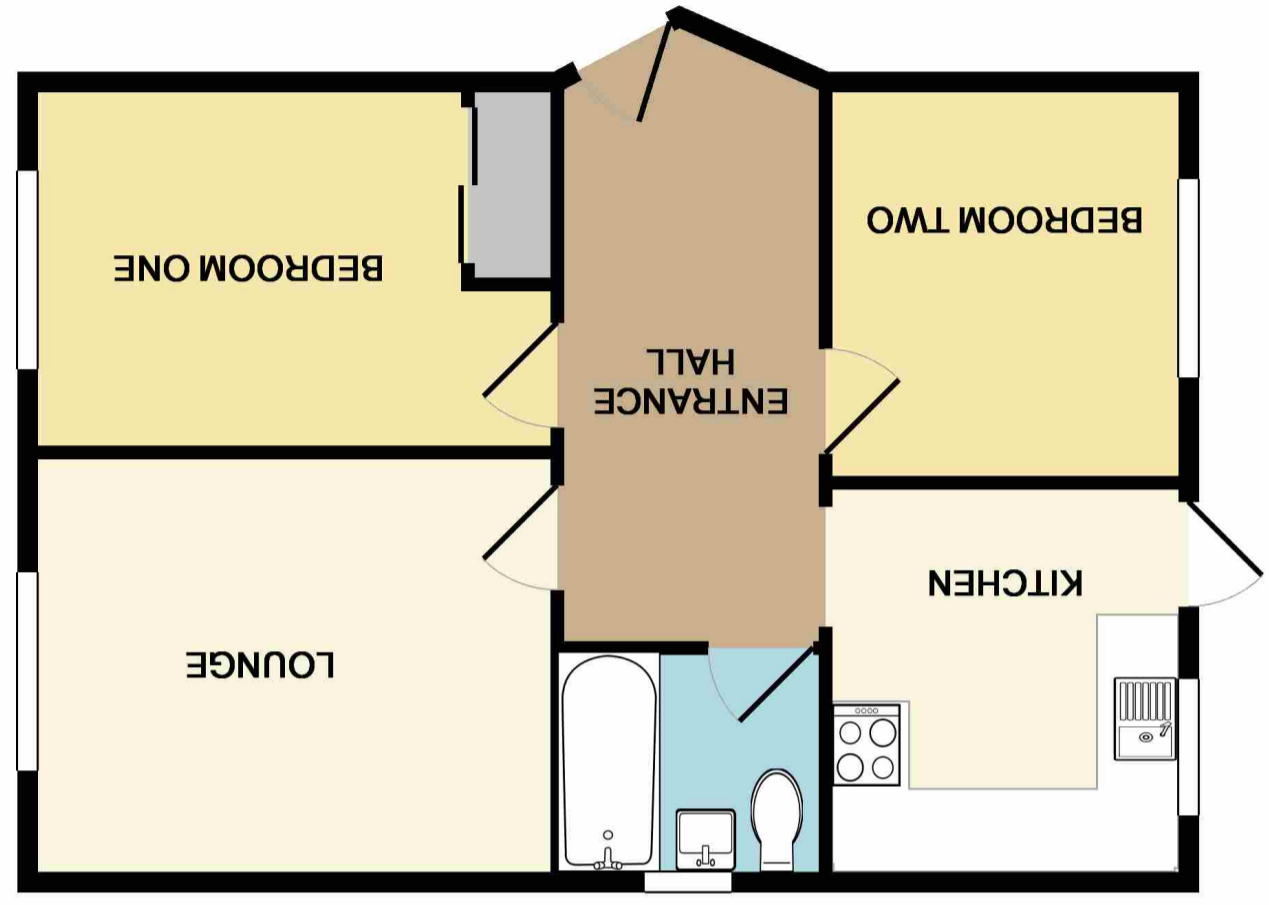


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

TOTAL APPROX. FLOOR AREA 533 SQ.FT. (49.5 SQ.M.)  
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BRITISH PROPERTY AWARDS  
2018  
★★★★★  
GOLD WINNER  
ESTATE AGENT IN RAYLEIGH





## COMMUNAL ENTRANCE

Via secure telecom entry system.

## COMPOSITE ENTRY DOOR TO FLAT

## INNER HALLWAY

## LIVING ROOM

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

## KITCHEN

9' 6" x 8' 8" (2.90m x 2.64m)

## BEDROOM ONE

12' 8" x 8' 10" (3.86m x 2.69m)



## BEDROOM TWO

11' 0" x 9' 7" (3.35m x 2.92m)

## BATHROOM

6' 5" x 5' 7" (1.96m x 1.70m)

## REAR COMMUNAL COURTYARD

## LEASE INFO

Service charge: Approx' £1100 p/a

Ground Rent: Approx' £40 p/a

Lease term remaining: Approx' 150 years

