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today on 01268 777400**



Kelso Close, Rayleigh Guide price £260,000

GUIDE PRICE £260,000-£280,000

Stylish Two-Bedroom Ground Floor Apartment in Kelso Close

As you enter the attractive, tree-lined estate at Kelso Close, there is an immediate sense of quality and luxury. This beautifully presented ground floor apartment has been thoughtfully reconfigured to make the most of the available space, creating a modern and practical home throughout.

The property benefits from allocated parking with its own carport.

The spacious entrance hallway provides access to all rooms and features a large storage cupboard with useful utility space.

The impressive open-plan living area offers a stylish and welcoming space, with a modern lounge featuring a media wall and fireplace. The kitchen and dining area are separated by a low dividing wall, creating defined spaces while retaining the open-plan feel.

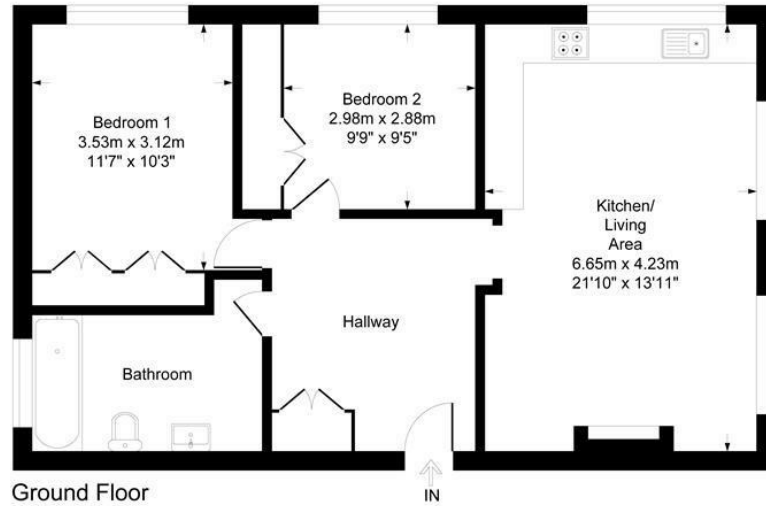
The modern kitchen is generously sized, with fitted appliances, ample storage and worktop space, together with plenty of room for a dining table.

There are two good-sized double bedrooms, both benefiting from fitted wardrobes. The spacious modern shower room features a large double shower.

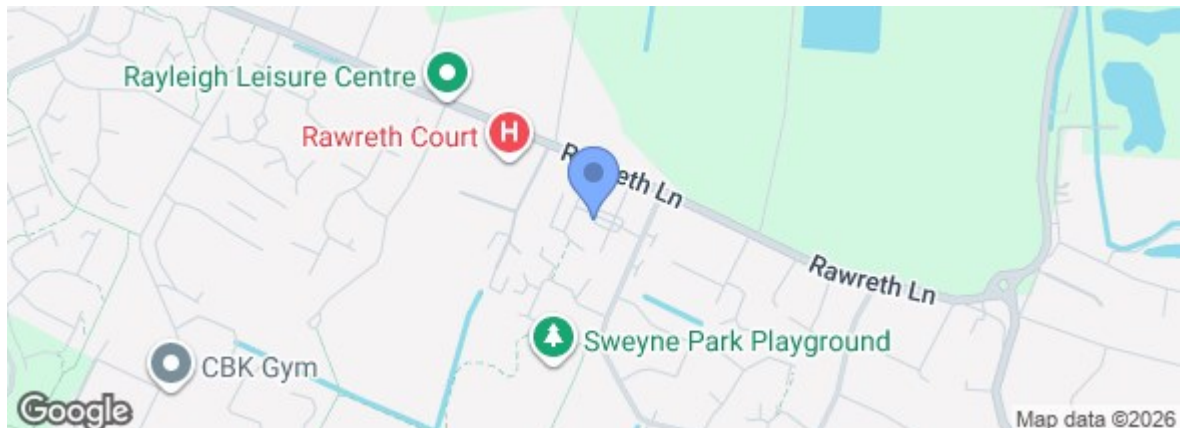
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30 Kelso

Approximate Gross Internal Floor Area = 75.0 sq m / 807 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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