

**15 Salisbury Close  
Rayleigh, SS6 9UH  
£237,500**

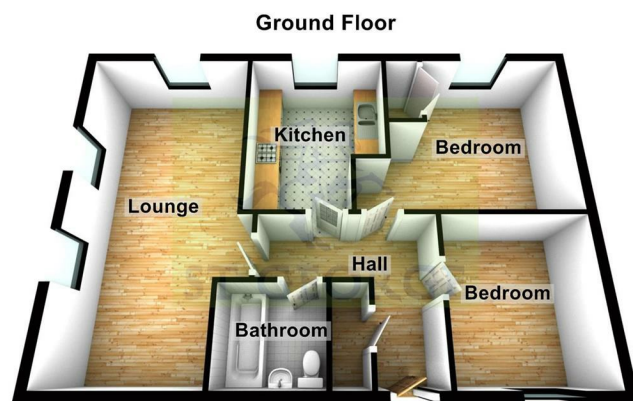
- Spacious 2 Bedroom Apartment
- First Floor
- 21' Lounge/Diner
- Modern Shaker Style Kitchen
- Bathroom
- UPVC Double Glazed Windows
- Gas Central Heating
- Private Parking
- Well Maintained Throughout
- No Onward Chain

12-14 Berrys Arcade  
High Street  
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SS6 7EF

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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			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		83	86
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		83	85
EU Directive 2002/91/EC			



**\*\*\*\*\* SUPERBLY MAINTAINED 2 BEDROOM APARTMENT WITH OWN PARKING \*\*\*\*\***

This delightful bright & spacious 2 bedroom first floor apartment has been maintained to a high standard offering well proportioned accommodation including a 21' Lounge/Diner, quality fitted Shaker style kitchen, modern bathroom, 2 double bedrooms, private courtyard parking, UPVC double glazing & entryphone system, Situated within the eve popular Downhall park development being close to country park, sports center & local shops, whilst Rayleigh High Street & Rail Station are also within easy reach, We strongly recommend an early internal viewing to fully appreciate the apartment being offered with no onward chain

**ACCOMMODATION**

Communal door with entryphone system, stairs to first floor,

**RECEPTION HALL**

Laminate flooring, large storage cupboard, radiator, power & telephone points, entryphone system

**LOUNGE/DINING ROOM 21'3 x 10'11 (6.48m x 3.33m)**

UPVC double glazed windows to two elevations, laminate flooring, TV & power points, coving,

**KITCHEN 11'4 x 8'1 (3.45m x 2.46m)**

UPVC double glazed window to rear, fitted with a quality range of light oak Shaker style units to both eye level & base level units, work tops incorporating stainless steel sink drainer with mixer taps, ceramic hob having an extractor fan above, fitted oven, splash back tiling, integrated washing machine, plumbing for dishwasher, boiler cupboard with wall mounted combination boiler, spot lighting, radiator, power points,

**BEDROOM 1 13'4 x 11'9 (4.06m x 3.58m)**

UPVC double glazed window to rear, fitted double wardrobe, laminate flooring, radiator, power points, coved ceiling,

**BEDROOM 2 9'10 x 8'3 (3.00m x 2.51m)**

UPVC double glazed windw to front, laminate flooring, radiator, power points,

**BATHROOM/WC**

Modern white suite comprising, paneled bath with shower/mixer taps, pedestal wash hand basin, low level wc, splash back tiling, spot lighting, radiator,

**OUTSIDE**

There is a private mews courtyard with allocated parking and guest parking, communal lawn garden with shrubs & trees