



12-14 Berrys Arcade
High Street
Rayleigh
SS6 7EF

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	76	77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



**14 Kings Gate 36 Hockley Road
Rayleigh, SS6 8GJ
£285,000**

- Superb 2 Bedroom Apartment
- Spacious Lounge
- Quality Fitted Kitchen
- 2 Bathrooms
- Own Parking Space
- Communal Gardens
- Immaculate Throughout
- Minutes Walk to High Street & Station
- Peaceful Rear Block Location
- Must Be Viewed Internally



***** SUPERB 2 BEDROOM 2 BATHROOM GROUND FLOOR APARTMENT *****

An immaculate ground floor apartment maintained to the highest standard with well proportioned accommodation with two double bedrooms, two bathrooms, 17' lounge, contemporary fitted kitchen, UPVC double glazing, gas central heating, allocated parking & communal gardens

Situated within a short walk to Rayleigh High Street & main line station,

We strongly recommend an internal viewing to fully appreciate the quality of this apartment

ACCOMMODATION

LOUNGE 17'3 x 12'3 (5.26m x 3.73m)

UPVC double glazed window & door to front elevation, radiator, power & Tv points

KITCHEN 9'5 x 8'6 (2.87m x 2.59m)

UPVC double glazed window to front, fitted with a contemporary range of eye level & base level units with wine rack and contrasting worktops incorporating stainless steel sink drainer with mixer taps, gas hob having matching stainless steel splash back & extractor hood, electric oven integrated washing machine & fridge-freezer, wall mounted combination boiler, pantry/storage cupboard, skirting radiator,

INNER HALL

Storage cupboard,

BEDROOM 1 11'8 x 10'6 (3.56m x 3.20m)

UPVC double glazed window to rear fitted double wardrobe, radiator, power points

EN-SUITE SHOWER ROOM

White suite comprising corner shower with glazed surround, low level wc, pedestal wash hand basin, splash back tiling, heated towel rail, shaver point,

BEDROOM 2 13'1 x 8'3 (3.99m x 2.51m)

UPVC double glazed window to rear, radiator, power points,

BATHROOM

Immaculate white suite comprising panelled bath with mixer taps, low level wc, pedestal wash hand basin, splash back tiling, heated towel rail, shaver point,

OUTSIDE

Within this well maintained complex are communal gardens being laid to lawn and hedgerows & shrub beds,, to the front is a well kept lawn area

PARKING

There is a private parking space with permit,