

Ground Floor



**Benleigh House Marina Avenue
Rayleigh, SS6 9JQ
£200,000**

- No Onward Chain
- 2 Bedrooms
- Newly Fitted Kitchen/Breakfast Room
- Purpose Built
- Modern Bathroom
- UPVC Double Glazing
- 16' Lounge
- Entryphone System
- Minutes Walk To Station
- Bright & Spacious

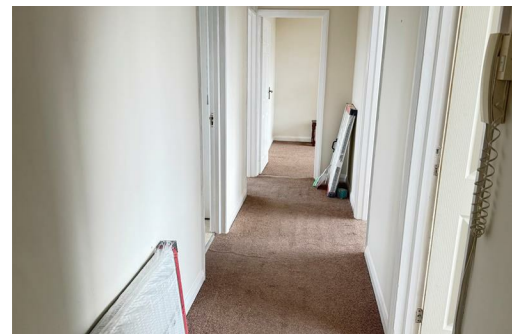
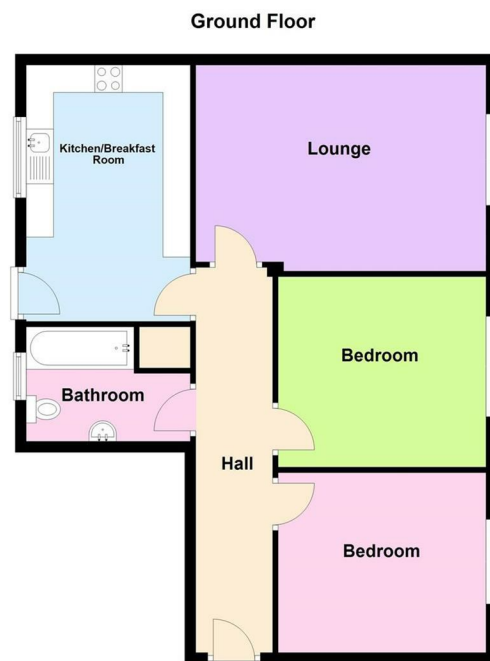


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU 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	



**** 2 BEDRROM TOP FLOOR APARTMENT CLOSE TO STATION ****

A well maintained 2 bedroom bright & spacious apartment on the top floor being within a few minutes walk of Rayleigh Station, The property has a Entryphone system, spacious hall, 2 bedrooms, newly fitted kitchen, modern bathroom, 16' lounge, UPVC double glazing gas central heating with new radiators throughout, and being offered with no onward chain

ACCOMMODATION

Entryphone system to communal entrance with stairs to second floor, personal door to:

RECEPTION HALL

Entryphone system, radiator, spot lighting

LOUNGE 16'9 x 12'1 (5.11m x 3.68m)

UPVC double glazed window to front, feature fireplace, radiator, power & Tv points

KITCHEN/BREAKFAST ROOM 14'3 x 9'4 (4.34m x 2.84m)

Newly fitted with a quality range of light grey Shaker units to both eye level & base level, complimentary wood block effect rolled edge worktops incorporating stainless steel sink drainer with mixer taps, ceramic hob, oven, plumbing for washing machine, power points, radiator, laminate flooring, combination boiler, UPVC double glazed window and door to rear exit & balcony

BEDROOM 2 12'9 x 10'8 (3.89m x 3.25m)

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

BEDROOM 1 12'4 x 10'6 (3.76m x 3.20m)

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

BATHROOM

UPVC double glazed window to rear, modern white suite comprising panelled bath with mixer taps & shower over, glazed screen, low level wc, wash hand basin, splash back tiling, chrome heated towel rail, extractor fan, storage cupboard,

OUTSIDE

To the front & rear are communal gardens with shrubs and a useful storage shed