

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		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

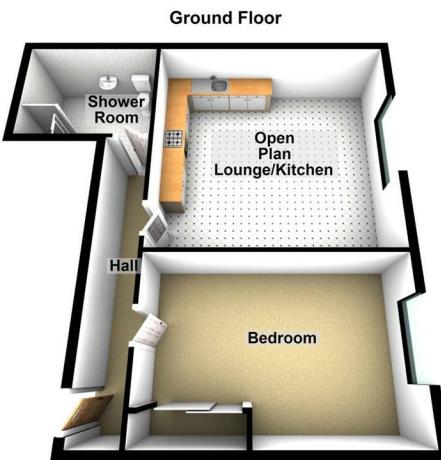
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



**4 Crosslands Court 5 Daws Heath Road  
Rayleigh, SS6 7QJ**

**£215 000**

- Delightful First Floor Apartment
- Large Bedroom With Fitted Wardrobes
- Spacious Lounge With Open Plan Kitchen
- Quality Shower Room
- UPVC Double Glazing
- Entry Phone System
- Communal Garden
- Private Allocated Parking
- Minutes Walk To High Street & Station
- No Onward Chain



#### \*\*\*\* IMMACULATE 1 BEDROOM APARTMENT CLOSE TO TOWN CENTRE \*\*\*\*

We are pleased to offer for sale this delightful 1 bedroom, first floor apartment maintained to a high standard with an open plan kitchen/lounge area, double bedroom, modern fitted shower room, reception hall, and entry phone system.

Externally there is a lawned garden and allocated parking.

#### ACCOMMODATION

Communal side entry door to: entrance lobby, stairs to first floor & personal door ,

#### RECEPTION HALL

Entryphone system, electric radiator, power points,

#### OPEN PLAN LIVING ROOM & KITCHEN 17'8 x 16'7 (5.38m x 5.05m)

**LOUNGE AREA:**  
UPVC double glazed window to rear, electric radiator, power & Tv points

#### KITCHEN AREA:

Fitted with modern range of Maple eye level & base level units with complimentary worktops, stainless steel sink drainer, electric hob having an extractor fan above & oven below, integrated fridge, plumbing for washing machine, splash back tiling, power points, spot lighting,

#### BEDROOM 1 17'8 x 11'9 (5.38m x 3.58m)

UPVC double glazed window to rear, fitted wardrobes, electric radiator, power & Tv points,

#### SHOWER ROOM

Quality white suite comprising, shower cubicle with glazed surround, vanity wash hand basin having storage cupboards below, low level wc, fully tiled walls, spot lighting, wall mounted electric heater, spot lighting, extractor fan,

#### OUTSIDE

#### REAR COMMUNAL GARDEN

Laid to lawn with shrub beds,

#### ALLOCATED PARKING

Allocated parking is through the private arch to the rear of the property, there is also a visitors space,