



**22 The Trinity Crown Hill, Rayleigh, SS6 7HQ**  
**£270,000**

\*\*\*\* GROUND FLOOR APARTMENT WITHIN A MINUTES WALK TO RAYLEIGH STATION \*\*\*\*

GUIDE Price £270,000 to £280,000

Purpose built 2 bedroom ground floor apartment with own garden and private parking, communal gardens  
The property offers well planned accommodation including a quality bathroom, contemporary fitted kitchen, lounge, 2 bedrooms, underfloor heating, UPVC double glazing, gated & allocated parking, Entryphone system,  
This imposing development is located directly opposite the station and also a short walk to Rayleigh High Street

#### ACCOMMODATION

Approached to the left have side though the gate to undercover pathway

#### RECEPTION HALL

L shaped, Entryphone system, underfloor heating, power points spot lighting, storage/airing cupboard,

#### LOUNGE

13' x 10'8 (3.96m x 3.25m)

UPVC double glazed Bi-folding doors to the private decked garden, under floor heating, spot lighting, provision for wall mounted Tv, power points, open way to:

#### KITCHEN

10' x 6' (3.05m x 1.83m)

#### BEDROOM 1

13' x 9'4 (3.96m x 2.84m)

UPVC double glazed window, underfloor heating, power points, spot lighting,

#### BEDROOM 2

9'4 x 8'4 plus door recess (2.84m x 2.54m plus door recess)

UPVC double glazed window under floor heating, spot lighting, power points,

#### BATHROOM

A quality Villeroy & Boch white suite comprising panelled bath with wall mounted filler tap, separate shower cubicle with glazed screen, low level wc, wall mounted wash hand basin, tiled floor with under floor heating & heated towel rail, spot lighting, extractor fan,

#### OUTSIDE

#### OWN GARDEN

Accessed from the lounge is a decked garden with fencing providing added seclusion & sole use for flat 2 !

#### COMMUNAL GARDENS

There are communal garden to the front & rear of the complex with established shrub beds,

#### PARKING

The parking is to the rear of the complex approached via Philpot House through electric gates providing access to an allocated parking space





# Ground Floor



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