

Ground Floor



8 Phoenix Heights Castle Road Rayleigh, SS6 7QD £205,000

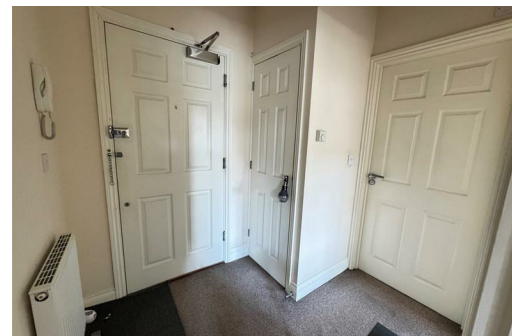
- Easy Walk To High Street & Station
- No Onward Chain
- 1 Double Bedroom
- Spacious Open Plan Living & Kitchen Room
- Shower Room
- Allocated Parking
- Communal Garden
- Purpose Built 1 Bedroom Apartment
- Popular Location
- Early Viewing Advised

12-14 Berrys Arcade
High Street
Rayleigh
SS6 7EF

Tel: 01268 770728
info@stgeorgehomes.co.uk
www.stgeorgehomes.co.uk

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			
(12 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	



St George Homes are delighted to present this modern first-floor, one-bedroom apartment situated within easy reach of Rayleigh High Street and Station.

This stylish property offers contemporary open-plan living, featuring a bright lounge with a fitted kitchen area, a generous 15' bedroom, and a modern shower room.

Externally, the property benefits from an allocated parking space and access to well-maintained communal gardens.

Offered with no onward chain, this is an ideal purchase for first-time buyers, investors, or those seeking a convenient, low-maintenance home.

ACCOMMODATION

COMMUNAL RECEPTION HALL

Entryphone system, stairs to first floor, personal door to,

ENTRANCE HALL

Airing cupboard with combination boiler, power point,

OPEN PLAN LIVING & KITCHEN ROOM 20'6 x 12'5 max (6.25m x 3.78m max)

LOUNGE AREA: 13' X 12'6

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

KITCHEN AREA: 8'7 X 8'6

Fitted with a modern range of white eye level & base level units, worktops incorporating, stainless steel sink/drainers with mixer taps, ceramic hob with extractor fan, integrated fridge, washing machine, dishwasher & oven, tiled floor, radiator, power points,

BEDROOM 15'7 x 9'2 (4.75m x 2.79m)

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

SHOWER ROOM

White suite comprising low level wc, pedestal wash hand basin, shower cubicle with glazed screen, part tiled walls & complimentary tiled floor, extractor fan, heated towel rail,

OUTSIDE

COMMUNAL GARDEN

Laid to lawn with shrub beds,

ALLOCATED PARKING

To the rear is allocated parking