

Walpole Walk, Rayleigh SS6 8YH



£250,000

Situated on the popular Poets development in Rayleigh is this two bedroom ground floor purpose built apartment benefiting from having recently fitted kitchen, own substantial rear garden, a garage in block with driveway, 999 year lease (from when the property was built), no service charge or ground rent. Walking distance to local shops and amenities, Grove Woods and Grove Primary school.

NO ONWARD CHAIN.

EPC Rating: D. Our Ref 17999



Tel: 01702 200666 **www.williamsanddonovan.com**

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU email: hockleysales@williamsanddonovan.com

Company No. 4510230 VAT Registration No. 725 9879 75

Entrance via double glazed entrance door to

ENTRANCE PORCH

Glazed door to

LOUNGE 13' 5" x 12' 3" (4.09m x 3.73m)

Double glazed window to the front aspect. Air conditioning unit. Coving to plastered ceiling. Radiator.



RECENTLY FITTED KITCHEN 10' 9" x 8' 11" (3.28m x 2.72m)

Double glazed window to the rear aspect. Double glazed door providing access to rear garden. Comprehensive range of modern base and eye level high gloss units. Space for appliances. Tiled effect flooring. Coving to ceiling.

INNER HALLWAY

Double opening storage cupboard. Separate large walk-in storage cupboard.

BEDROOM ONE 10' 7" x 10' 4" (3.23m x 3.15m)

Double glazed window to the front aspect. Coving to ceiling. Radiator.



BEDROOM TWO 10' 9" x 10' 4" (3.28m x 3.15m)

Double glazed window to the rear aspect. Fitted wardrobes to one wall. Coving to ceiling. Radiator.



BATHROOM 6' 10" x 6' 7" (2.08m x 2.01m)

Obscure double glazed window to the rear aspect. Low level WC. Wall mounted wash hand basin. Bath with shower over. Tiled effect flooring. Tiled walls. Radiator.



EXTERIOR

Own **SUBSTANTIAL REAR GARDEN** commencing with paved area leading to laid lawn. Raised patio area. Gate providing access to the front. Gate to rear providing access to rear for **GARAGE** with up and over door and **DRIVEWAY**.

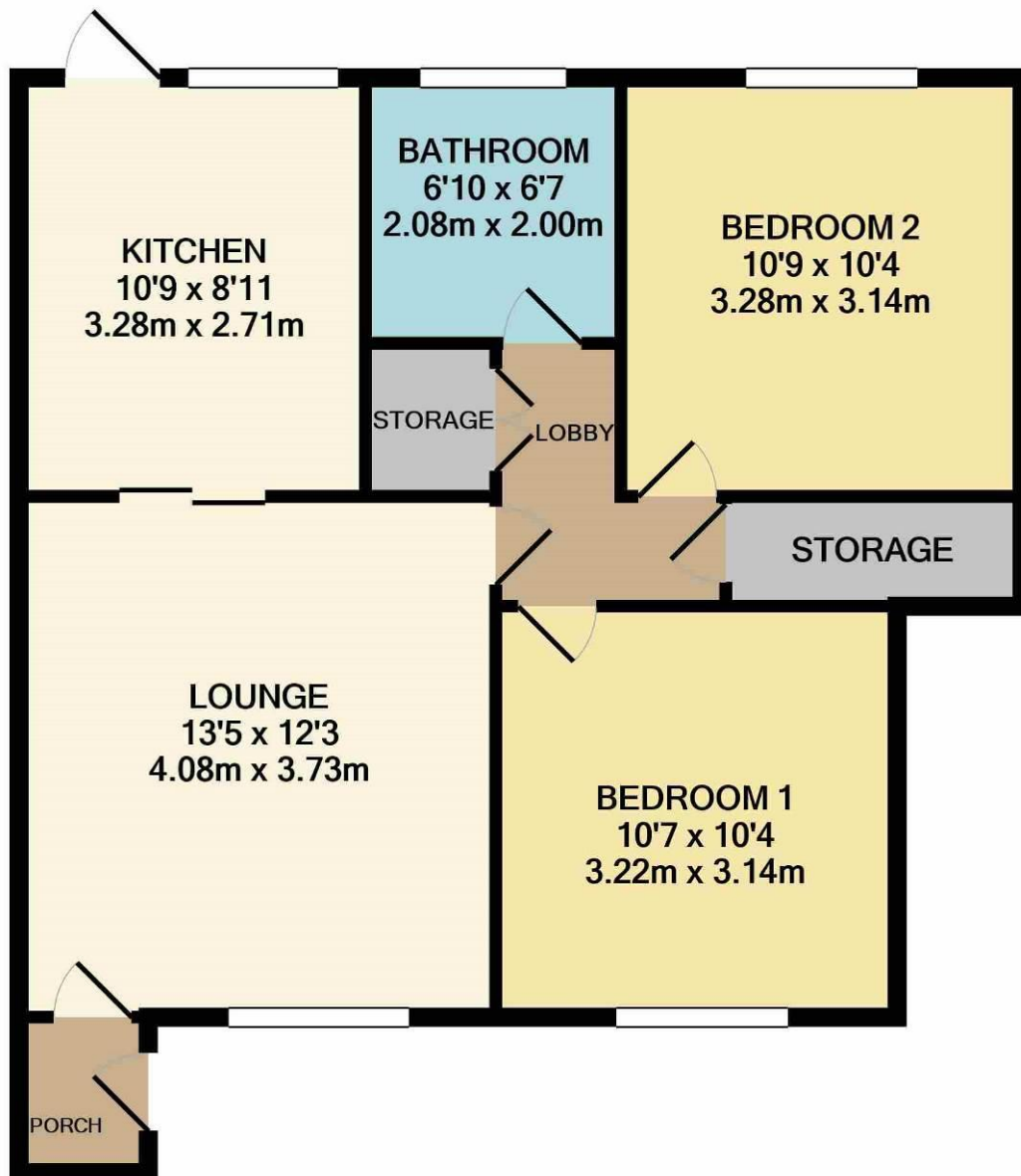


The **FRONT** has lawn area with pathway leading to entrance door.



Agents Note:

*999 year lease (from when the property was built, we understand from the vendor this was in the early 80's).
NO Service Charge
NO Ground Rent*



TOTAL APPROX. FLOOR AREA 601 SQ.FT. (55.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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