



Flat 14 Sovereign Court Weir



Flat 14 Sovereign Court Weir Gardens Rayleigh SS6 7SR

Offers in excess of £235,000



This wonderful first floor flat is bright and spacious throughout and is the ideal purchase for first time buyers! Inside the property you will find a stunning open planned kitchen/family room which is a great space for entertaining, a modern bathroom and two double bedrooms with an en-suite to bedroom one. Location wise, this lovely flat is situated only a 10 minute walk from Rayleigh high street which is perfect for all shopping necessities, dining out and visiting the fantastic cafes for lunch, near bus connections with multiple routes, within quick access to the A127 and only a 20 minute walk from Rayleigh station where you can catch the train to London in under an hour.



Entrance

Door into hallway comprising smooth ceiling with fitted spotlights, radiator, laminate flooring, airing cupboard housing combination boiler, doors to:

Family Room

20'4 x 17'4 (6.20m x 5.28m)

Range of wall and base level units with roll top work surfaces above incorporating one and a half stainless steel sink and drainer unit, integrated oven, electric hob and extractor unit over, integrated microwave,

integrated slim line dishwasher and washing machine, space for fridge and freezer, double glazed window to rear, smooth ceiling with partial pendant lighting and partial fitted spotlights, two radiators, Amtico flooring.

Bedroom One

12'0 x 12'9 (3.66m x 3.89m)

Double glazed window to front, smooth ceiling with pendant lighting, radiator, carpeted flooring, door to:

En-Suite

Three piece suite comprising one and a half shower

cubicle with rainfall shower and hand held attachment over, wash hand basin set into vanity unit with mixer tap, low level w/c, smooth ceiling with fitted spotlights, extractor fan, tiled walls, Amtico flooring.

Bedroom Two

10'9 x 8'1 (3.28m x 2.46m)

Double glazed window to front, smooth ceiling with pendant lighting, radiator, laminate flooring.

Bathroom

Three piece suite comprising 'P' shaped panelled bath with rainfall shower and hand held attachment over, wash hand basins set into vanity unit, low level w/c, smooth ceiling with fitted spotlights, extractor fan, chrome heated towel rail, tiled walls, Amtico flooring.

Communal Entrance

Door into communal hallway via telephone intercom system, carpeted flooring, stairs leading to first floor flat.

Parking

Block paved parking with allocated parking space for one vehicle and visitors space.

Communal Garden

Lawn area with feature shrub borders and bin storage.

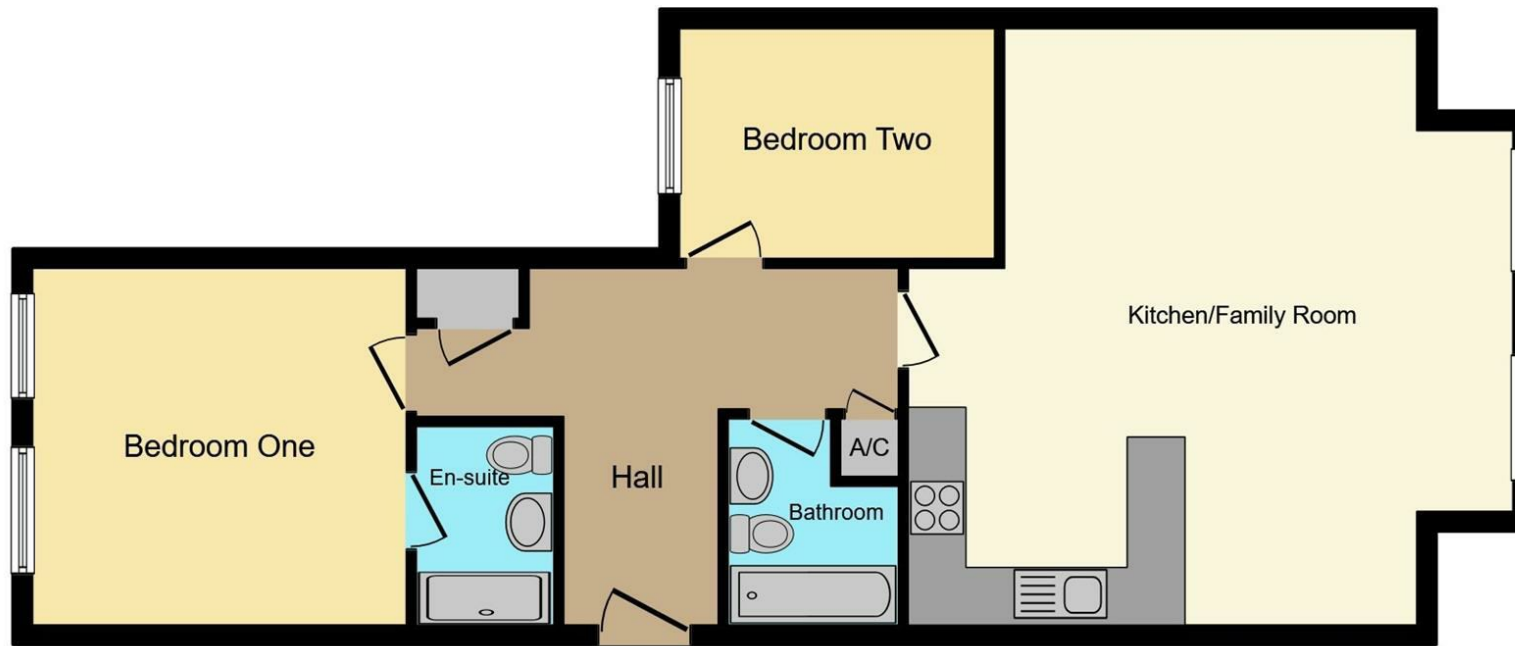
Lease Details

Lease - 115 Years

Ground Rent - £200

Maintenance Charge - £1080





Floor Plan