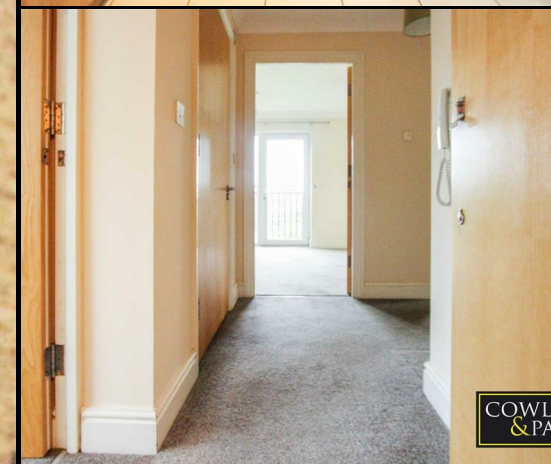


RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING
& PAYNE



The Approach, Rayleigh
£1,195 PCM

****CPO9528 ONLINE ENQUIRIES ONLY**** WE ARE DELIGHTED TO OFFER THIS WELL- PRESENTED TWO-BEDROOM FIRST-FLOOR APARTMENT POSITIONED WITHIN A SMALL DEVELOPMENT, IDEALLY SITUATED IN A CONVENIENT LOCATION.

THE ACCOMMODATION COMPRISES A BRIGHT OPEN-PLAN LIVING AREA WITH A FITTED KITCHEN AND A JULIET BALCONY OVERLOOKING THE REAR COMMUNAL GARDENS. THE PROPERTY FURTHER BENEFITS FROM TWO BEDROOMS AND A MODERN BATHROOM SUITE.

EXTERNALLY, RESIDENTS CAN ENJOY ACCESS TO A COMMUNAL GARDEN LOCATED TO THE REAR OF THE DEVELOPMENT, TOGETHER WITH THE ADDED CONVENIENCE OF ONE ALLOCATED PARKING SPACE.

THE APARTMENT IS POSITIONED ADJACENT TO RAYLEIGH'S MAINLINE RAILWAY STATION, PROVIDING CONVENIENT DIRECT RAIL LINKS TO LONDON.

RAYLEIGH'S VIBRANT HIGH STREET IS ALSO WITHIN NEARBY DISTANCE OFFERING THE ADVANTAGE OF A WIDE RANGE OF SHOPS, RESTAURANTS, CAFÉS AND EVERYDAY AMENITIES.

- EPC RATING: C
- COUNCIL TAX BAND: B
- AVAILABLE: NOVEMBER 2026



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		
(92 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	

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