



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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**Flat 6 Wisteria Court, 186 Rayleigh Road, Thundersley, Essex, SS7 3YP**

**£245,000 Leasehold**

An extremely spacious two bedroom first floor apartment located in this small block adjacent to Virgin Active and BACKING PLAYING FIELDS, therefore enjoying lovely views especially from the Juliet balcony of the 23ft Lounge/Diner. Luxury re-fitted shower room, separate fully fitted kitchen and two fitted bedrooms. REALISTICALLY PRICED TO EFFECT A QUICK SALE .EXCELLENT CONDITION THROUGHOUT.

# Flat 6 Wisteria Court, 186 Rayleigh Road, Thundersley, Essex, SS7 3YP

## Communal Entrance Hall

Security door to communal entrance hall with staircase to 1st floor with access to apartment.

## Entrance Hall 18'10 x 7'7 red 3'3 (5.74m x 2.31m red 0.99m)



A lovely sized entrance hall, built in cupboard housing pressurised hot water tank, radiator, skimmed ceiling with inset ceiling lights, power points.

## Lounge/Diner 23'4 x 11 (7.11m x 3.35m)



A lovely bright and spacious double aspect room having french doors to the rear with Juliet balcony enjoying views over playing fields, window to flank in dining area, skimmed ceiling with inset lights, radiator, glazed double doors to hall.



## Kitchen 9'7 x 9'4 (2.92m x 2.84m)



Window to flank, Fitted with good range of base and wall cupboards, range of worktops, inset single drainer stainless steel sink unit, integrated washing machine and dishwasher, electric oven, ceramic hob with extractor hood above, and stainless steel splash back to hob, skimmed ceiling with inset lights, tiled floor.

## Bedroom One 13 x 11'5 (3.96m x 3.48m)



Window to rear with pleasant views over the playing fields, radiator, Three double fitted wardrobes, two dressing tables with drawers under and cupboards above, radiator, skimmed ceiling.



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## Bedroom Two 9 x 8'7 (2.74m x 2.62m)

Window to flank, radiator, skimmed ceiling, treble and single wardrobe, fitted over head cupboards with space beneath for bed.

## Shower Room 7 x 6'5 (2.13m x 1.96m)



Window to flank, Re-fitted with modern white suite approx two years ago, Double width fully tiled shower cubicle, with over head and hand held shower attachment, close coupled wc with push button control, pedestal wash hand basin with mixer tap and tiled splash-back, skimmed ceiling with inset lights, extractor fan, shaver point, chrome towel radiator.

## Communal Gardens



Well maintained communal gardens mainly laid to lawn and backing onto playing fields.

## Parking



One allocated parking space and visitors parking spaces, the driveway leading to the apartment is approached via remote controlled security gates.

## Maintenance

£400 per six months

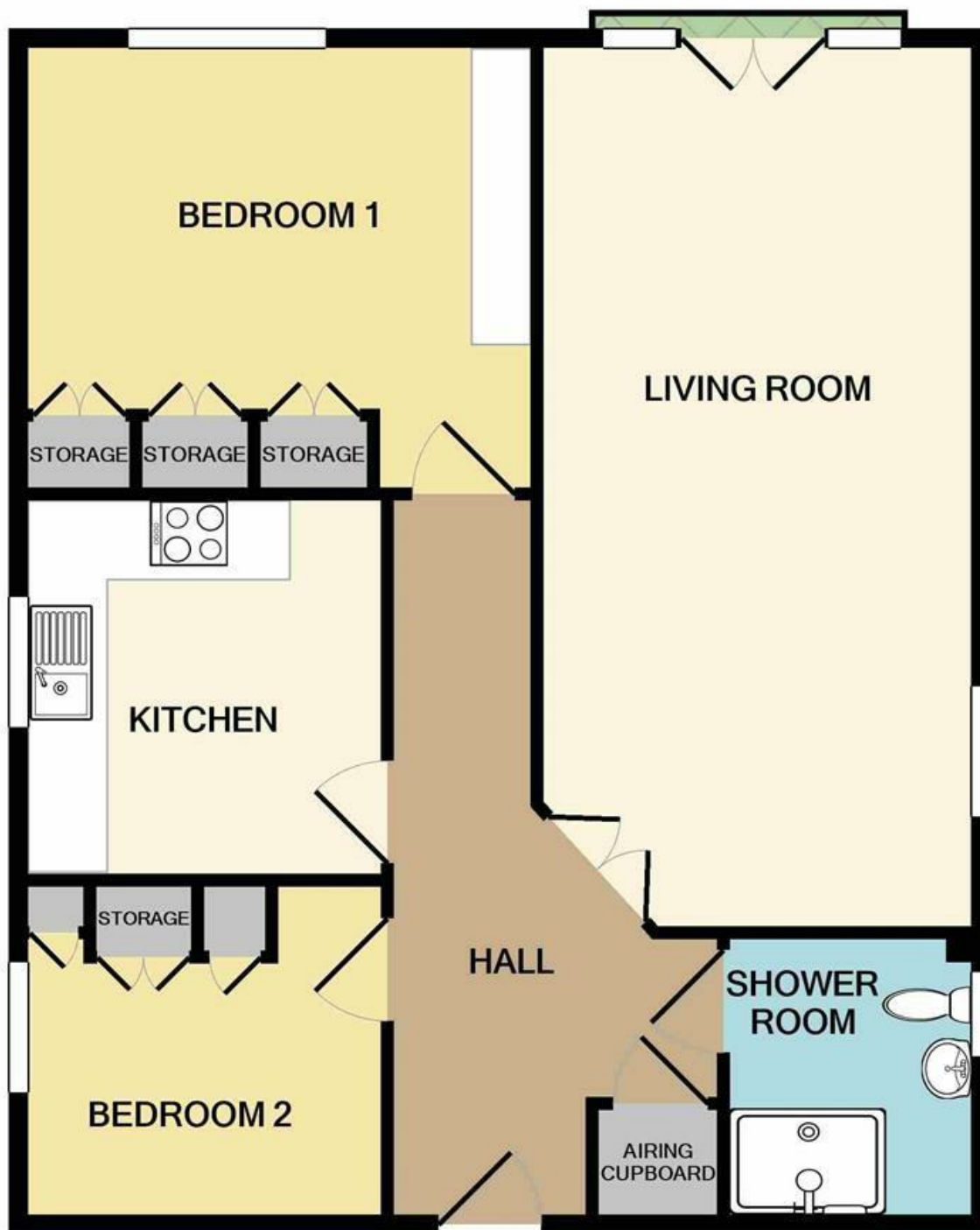
## Ground Rent

£150 per year

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			
		76	76
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





TOTAL APPROX. FLOOR AREA 712 SQ.FT. (66.1 SQ.M.)

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