

SCOTT &
STAPLETON

50 CROWN HILL
Rayleigh, SS6 7FR
£275,000





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Scott & Stapleton have the pleasure of offering for sale this spacious two bedroom top floor apartment situated in the sought after Rayleigh location in a modern block, just a minutes walk from mainline station as well as being a short walk from town centre.

The property offers private secure off street parking, modern open plan kitchen with integrated appliances, modern four piece bathroom including separate shower cubicle. Added benefits include a lift within the block, long lease and sold with no onward chain.

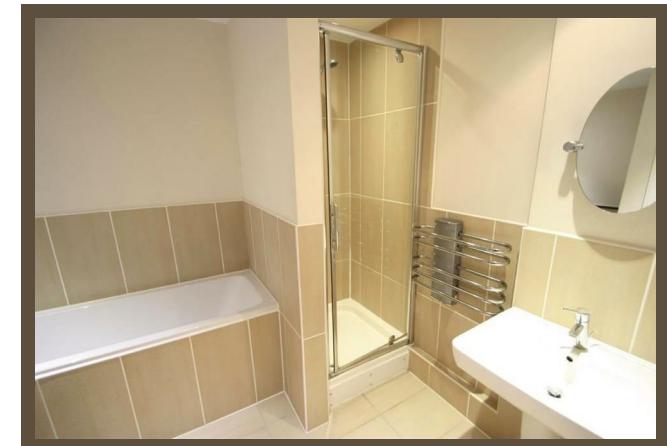
A perfect purchase for a first time buyer or as an investment. An early inspection is advised to avoid disappointment.

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Accommodation Approached via

Communal entrance door. Stairs to top floor. Lift.

Hallway

Doors to all rooms. Carpet. Electric heating. Smooth painted ceiling. Spot lights.

Open plan living room/ kitchen

Living room area

5.74m x 3.05m (18'10 x 10')

UPVC window to front elevation. Carpet. Radiator. Smooth painted ceiling. Spot lights.

Kitchen area

2.90m x 2.24m (9'6 x 7'4)

UPVC window to side elevation. Laminate flooring. Range of low and eye level units with integrated electric oven, hob, extractor fan, washing machine, dishwasher and fridge/freezer. Roll top work top with stainless sink and drainer. Boiler (un tested). Smooth painted ceiling. Spot lights.

Bedroom one

3.84m x 2.77m reducing to 2.31m (12'7 x 9'1 reducing to 7'7)

UPVC window to front elevation. Carpet. Radiator. Built in cupboard. Smooth painted ceiling.

Bedroom two

3.20m x 2.51m reducing to 2.01m (10'6 x 8'3 reducing to 6'7)

UPVC window to front elevation. Carpet. Radiator. Smooth painted ceiling. Spot lights.

Bathroom

Tiled flooring. Four piece suite comprising low level WC, vanity unit basin, fitted tiled bath and walk in shower cubicle. Partly tiled walls. Smooth painted ceiling. Automatic spot lights.

Outside Rear

Communal gardens. Allocated parking space within secure gated entrance. Bin stores.

Lease Details

The vendor informs us that:

111 years remaining on the lease

Service charge: £1,200 PA

Ground rent: £350 PA

SECOND FLOOR



Whilst every care has been made to present the accuracy of the floor plan, measurements are approximate and may not be to scale. The vendor and estate agent accept no responsibility for any inaccuracies. The plan is for guidance purposes only and does not represent a legal title to the property. The plan is subject to change and is for guidance purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	81
(81-91)	B	81
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<small>Not energy efficient - higher running costs</small>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	68
(81-91)	B	68
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<small>Not environmentally friendly - higher CO₂ emissions</small>		
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