



STUART THOMAS
ESTATES



- WALKING DISTANCE OF RAYLEIGH TOWN CENTRE AND STATION
- EN SUITE TO BEDROOM ONE
- ALLOCATED PARKING
- GAS CENTRAL HEATING

20 Kingsgate, 36 Hockley Road, Rayleigh, Essex, SS6 8GJ

Guide Price £260,000

Stuart Thomas is pleased to bring to the market this two bedroom first floor flat within walking distance of Rayleigh town centre and station. Generous lounge, open plan fitted kitchen, en suite to master bedroom and a further bathroom. Parking space, security entrance system and central heating.



Property Description

ENTRANCE HALL

Security entrance telephone, radiator, two useful built in cupboards.

LOUNGE

16' 4" x 10' 7" (4.98m x 3.23m) A good sized room large enough to accommodate a dining table. Double glazed window to front, radiator. Open plan to kitchen area with window to the rear.

KITCHEN

9' 9" x 7' 11" (2.97m x 2.41m) Light wood effect eye and base level units with work surface over. Built in oven, gas hob, extractor fan. Plumbing for a washing machine. Double glazed window to rear.

BEDROOM ONE

12' 8" x 8' 10" (3.86m x 2.69m) Double glazed window to front, radiator. Built in wardrobes. Dressing area.

EN SUITE

Shower in corner cubicle, wash basin, coupled wc. Double glazed window, radiator, extractor fan.

BEDROOM TWO

12' 5" x 7' 10" (3.78m x 2.39m) A good sized second bedroom with double glazed window to the rear, radiator.

BATHROOM

Modern bathroom suite with bath, wash basin, coupled wc. Spot lighting.

PARKING SPACE





The property benefits from an allocated parking space.

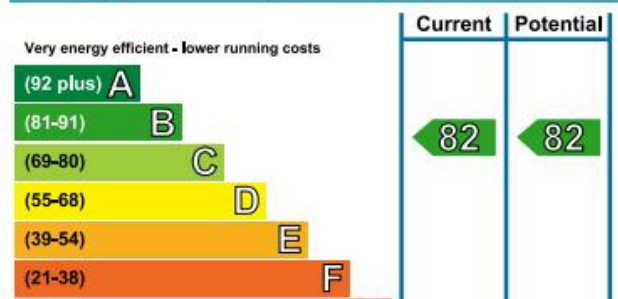
GENERAL

Annual service charge is £940.

Annual ground rent charge is £250.

Lease is 155 years from 1/1/08.

Energy Efficiency Rating



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.