



Brown & Brand



Rayleigh Road
Thundersley, Benfleet, SS7 3 YS

£220,000

- Purpose-built development backing onto open woodland
- Much larger than average two-bedroom apartment
- This property is offered vacant and ready for immediate occupancy
- Via allocated garage with up and over door with additional parking bays.





Property Description

Situated on the top floor of a popular purpose-built development backing onto open woodland, this much larger than average redecorated two-bedroom apartment offered vacant and ready for immediate occupancy. Accessed via secure communal hallways with an entry phone system, the apartment welcomes you with a personal entrance door leading to an inner lobby with storage. The open-plan hallway flows seamlessly into a spacious lounge, featuring a striking large window that fills the room with natural light. The modern fitted kitchen/breakfast room is well-equipped with integrated appliances, offering ample space for dining. A further inner lobby leads to a contemporary refurbished three-piece bathroom. Tiling to most walls and fitted with an electric shower, alongside two well-proportioned bedrooms. The master bedroom is exceptionally large, providing plenty of space for furnishings and additional storage. Additional benefits include double glazing, newly laid carpets, and allocated garage located at the rear of the development. With its generous living space, peaceful woodland setting, and excellent amenities, we highly recommend scheduling an early viewing.



ACCOMODATION

Approached via communal security entry phone system and communal hallway with stairs to all floors. Personal entrance door giving access to

ENTRANCE HALL

Newly laid carpet. Panelled sliding doors to storage cupboard housing upgraded switches. Panel door giving access to

INNER HALLWAY

Newly laid carpet. Security entry phone system. Flat plastered ceiling with coving. Panel doors to other rooms. Open plan into lounge. Further archway into second inner lobby.

LOUNGE

20' 5" x 12' 3" (6.22m x 3.73m) Newly laid carpet. Full height double glazed windows to front. Two storage heaters. Flat plastered ceiling with coving. Archway through to

KITCHEN BREAKFAST ROOM

9' 6" x 9' 9 (Maximum Measurement)" (2.9m x 2.97m) Fitted in a range of modern kitchen cupboards to both ground and high level with contrasting worktops over. Mosaic splashback. Inset stainless steel one and a half bowl sink unit with mixer taps. Integrated oven grill, four ring hob with extractor over. Space and plumbing for washing machine. Space for freestanding fridge freezer. Tiled floor. Breakfast bar. Double glazed window to front.

SECOND INNER LOBBY

Newly laid carpet. Panelled doors to other rooms. Flat plastered ceiling. Built-in airing cupboard housing hot water tank.

BATHROOM

Fitted in a modern three-piece suite comprising panelled bath with electric shower over with glass screen, pedestal wash hand basin inset vanity unit and close coupled WC. Tiled floor. Tiling to most walls. Obscure double-glazed window to front. Flat plastered ceiling with coving and spotlights. Electric heater.

BEDROOM ONE

16' 5" x 13' 9" (5m x 4.19m) Newly laid carpet. Storage heater. Two double glazed windows to side.

BEDROOM TWO

9' 7" x 7' 8" (2.92m x 2.34m) Newly laid carpet. Double glaze window to side. Electric heater. Flat plastered ceiling.





EXTERNALLY

Block enjoys mature lawn areas to front and rear and backs directly onto Westwood enjoying a woodland aspect.

PARKING

Via allocated garage with up and over door with additional parking bays.

LEASE INFORMATION

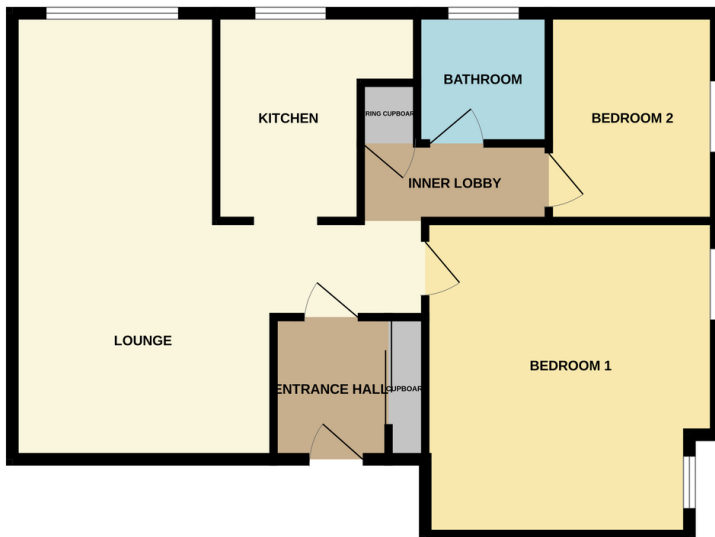
Remaining Lease - 147 years

Ground Rent - £218.44 per annum

Service Charge (includes building insurance) - £1018.32 per annum (plus any short-fall)



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2020

Energy performance certificate (EPC)																																		
Flat 5, Westwood Lodge 722, Rivington Road BENFLEET SS7 3YS	Energy rating E	Valid until: 19 August 2030 Certificate number: 9888-7077-7218-1770-2200																																
Property type	Top-floor flat																																	
Total floor area	72 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) .																																		
Energy rating and score																																		
This property's energy rating is E. It has the potential to be C.																																		
See how to improve this property's energy efficiency .																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td>39 E</td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D			39-54	E	39 E		21-38	F			1-20	G			<p>The graph shows this property's current and potential energy rating.</p> <p>Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>
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