

BARRETT ESTATES



Flat 10 Brook Court, SS6 7SJ

£225000.00 – Leasehold



An Introduction

Brook Court
£225,000.00

Make Yourself At Home

Take a look inside this lovely size two bedroom first floor apartment situated in this sought after location. The property benefits from having its own balcony, allocated parking space with visitor parking and being a 5 minute walk from the Rayleigh Weir with Sainsburys, Smyths Toy Store, Wickes, Mcdonalds, Halfords and much more on your doorstep along with being a stone's throw from the A127. In the other direction the home benefits from being within a 15 minute walk of Rayleigh High Street with an abundance of shops and restaurants to choose from. Available now with No Onward Chain.

Length of Lease - 179 Years / Service Charge - approx £1,600 p.a / Ground Rent - £150 p.a

Council Tax Band – B

Floor Area - 462 ft² / 43 m²

Electricity Supply – Mains standard

Gas Supply – Mains standard

Water Supply – Mains standard

Sewerage – Mains standard

Heating – Gas central heating

Broadband

- Basic 18 Mbps
- Superfast 80 Mbps

Mobile Signal Coverage

- EE Average
- Vodafone Good
- Three Average
- O2 Good



The Hallway

Spacious entrance hallway with entry phone system, loft hatch, alarm box and fuse box

The Kitchen

Well fitted kitchen with a range of wooden fronted base and eye level units with metal handles. Black worktops with single drainer, stainless steel sink unit with mixer taps. Built in 'Baumatic' oven and hob, freestanding 'Beko' Washing machine, 'Lec' Fridge / Freezer and chrome effect extractor hood.

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The Lounge

Large lounge with sliding patio doors to the balcony. Windows to the side and built in cupboard housing 'Vokera' Combi Boiler.

The Bedroom One

Double sized main bedroom with space for all the bedroom furniture and with windows to the side.

The Bedroom Two

Good sized bedroom two with space for the bedroom furniture and windows to the front.

The Bathroom

Three piece white suite comprising of low flush wc, plastic paneled bath with mixer taps and shower attachment and pedestal wash hand basin with mixer taps.

The Balcony

Handy balcony for that much needed personal outside space, perfect for the warmer months.

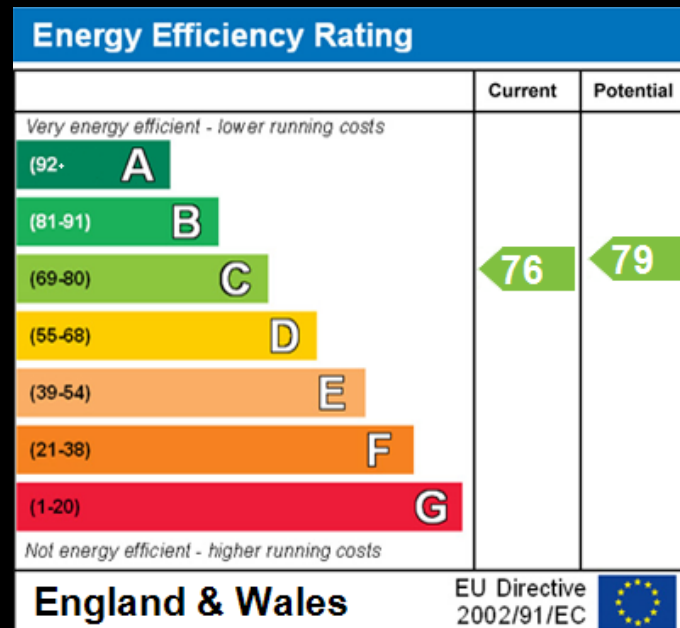
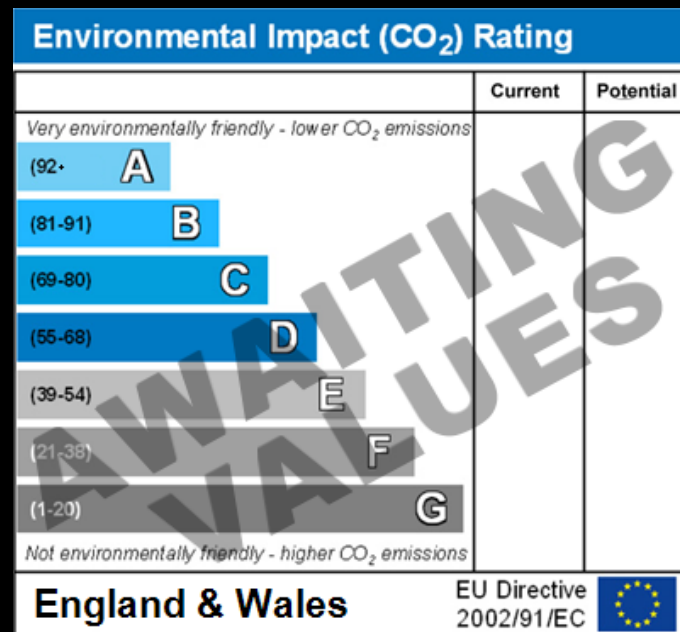
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The Parking

The property comes with its own allocated parking space with the added benefit of quite a few visitor parking spaces.

Key Features

- Large Lounge
- Within 15 minute walk to Rayleigh High Street
- Bathroom / wc with shower
- No Onward Chain
- Two good size bedrooms
- Own balcony
- Allocated Parking Space
- Gas Central Heating
- Well fitted kitchen with appliances
- Visitor Parking
- A stone's throw from A127



MISREPRESENTATION ACT: Whilst every care is taken with all the details they are in no way guaranteed. Applicants should therefore satisfy themselves as to their accuracy. In the event of an applicant requiring to travel any distance please contact Barrett Estates with any queries you may have prior to your departure to avoid a wasted journey. All negotiations to be conducted through Barrett Estates. All properties offered subject to their remaining unsold and available. These details form no part of any contract

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Fig. 2. Sample layout for a four-bedroom apartment.