



Flat: Rayleigh

Monthly £700

RAYLEIGH OFFICE

For further information or to arrange
to view this property please call

01268 783377

A refurbished one bedroom flat to let in a good location in Rayleigh

Â£700 PCM INCLUDING UTILITY BILLS

DETAILS

Available now is this spacious unfurnished one bedroom first floor flat.

The flat has recently completed some refurbishment, including decorating, new carpet and cooker. There is also a refrigerator in the kitchen and use of a washing machine.

There is a shared garden with a washing line.

The flat is in a good position in Rayleigh, being close to the High Street and all amenities. It is also within walking distance of Rayleigh train station with good links to London.

The flat is situated above a hairdressers and parking is available when salon

is closed. Access to the flat is through the salon.

Kitchen 4.2m x 1.75m approx

Part tiled, grey and white paint. Single stainless steel sink with drainer. UPVC double glazed window with roller blind. Under unit fridge, brand new gas cooker. Range of base level and wall units. Centre light.

Lounge 4.35m x 3.55m approx

Walls painted white. Grey carpet. Large UPVC double glazed window to front. Electric radiator. Various power points, aerial point, internet and phone point. Centre light.

Bedroom 4.45m x 3.65m approx

White painted walls. Grey carpet. Large UPVC double glazed window to side with curtains. Various power points, Phone point. Electric radiator. Centre light.

Shower Room 2m x 1.75m approx

Tiled walls, grey lino floor. UPVC frosted double glazed window to side with roller blind. Shower cubicle with "Triton Enrich" electric shower. Sink with storage underneath. Separate low flush toilet. Towel rail. Extractor fan.

New carpet throughout hallway.

LEGAL

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Applicants must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the Landlord accept any responsibility for any damage, injury or accident during viewing.

SERVICES

Mains water and electricity are connected. There is electric heating and mains drainage.

COUNCIL TAX BAND

The property is assessed as Council Tax Band A.

EPC

The property holds an Exemption Certificate.

TERMS

The property is to be let on an Assured Shorthold Tenancy. Five weeks' rent is required as a tenancy deposit and will be held in accordance with the terms of the Tenancy Deposit Scheme. Rent will be paid monthly in advance by standing order.

REFERENCES

The tenant will be required to provide Whirledge and Nott with the necessary details for referencing. Referencing will include credit checks and all character and employer references.