



STUART THOMAS
ESTATES



- 2 GOOD SIZED BEDROOM WITH EN SUITE TO MASTER
- MODERN FITTED KITCHEN
- JULIET BALCONIES TO LOUNGE, KITCHEN AND MASTER BEDROOM

Flat 18 Wisteria Court , Rayleigh Road, Thundersley, Essex , SS7 3YP

£250,000

Offered for sale is this 2 bedroom flat with en suite to the master in sought after gated development. Convenient location with allocated parking space and communal gardens. The flat offers good sized living accommodation with several juliet balconies and a modern kitchen and bathroom. Must be seen!



Property Description

COMMUNAL ENTRANCE HALL

Access via a security entryphone system with stairs leading to all floors.

ENTRANCE HALL

Carpeted entrance hall with double storage cupboard. Smoke alarm. Radiator.

LOUNGE

14' 7" x 11' 2" (4.44m x 3.4m) Good sized lounge with low level storage cupboard to recess with shelving over. UPVC double doors leading to Juliet balcony. Carpet. Double radiator.

KITCHEN

11' 10" x 7' 9" (3.61m x 2.36m) Eye and base level fitted units with ample work surface over. Stainless steel fitted sink unit with right hand drainer. Built in brushed chrome electric fan assisted oven with ceramic hob and extractor fan over. Tiled splashback. Space and plumbing for a washing machine and plumbing for a dishwasher. Double glazed window to side. Wall mounted boiler. Smoke alarm. Double glazed French doors to Juliet balcony.

BEDROOM ONE

12' 9" narrowing to 5' 5" x 10' 9" (3.89m x 3.28m) Double glazed French doors leading to Juliet balcony. Radiator.

ENSUITE

Three piece suite comprising of corner fully tiled shower cubicle; pedestal wash hand basin and low level push flush W/C. Obscured glass window to side. Half tiled walls. Chrome towel rail. Extractor fan.





BEDROOM TWO

16' 1" x 8' 2" (4.9m x 2.49m) Doubled glazed window to front.
Radiator.

BATHROOM

Three piece suite comprising of panelled bath, pedestal hand wash basin and one push flush w/c. Chrome towel rail.
Radiator. Extractor fan.

SECURE GATED PARKING

One allocated parking space and further visitors parking.

TENURE

Leasehold. Constructed in 2007 with approximately 118 years remaining on the lease.

We believe the annual service charge and ground rent to be £1000 paid in two £500 instalments 6 monthly as per information supplied by the vendor.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		

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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 are 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.