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PROPERTY SERVICES



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## Rawlyn Close, Chafford Hundred

**£225,000** Leasehold

Ali & Co are excited to present to the market a CHAIN FREE two bedroom Top floor apartment, perfectly situated in CHAFFORD HUNDRED.

Allocated Parking Space | CHAIN FREE | Close Proximity To Lakeside Shopping Centre | Excellent transport links and close to local amenities | Fantastic Location | Harris Academy Catchment | Investment Opportunity | Juliette balcony | Located in the highly desirable Chafford Hundred area |

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## CHAIN FREE TWO BEDROOM APARTMENT

Ali & Co are excited to present to the market a CHAIN FREE two bedroom Top floor apartment, perfectly situated in CHAFFORD HUNDRED.

Nestled in the vibrant heart of Chafford Hundred, this stunning two bedroom Top floor apartment offers the perfect blend of convenience and community. Chafford Hundred is renowned for its excellent transport links A13 and M25, including the nearby Chafford Hundred C2C station just 0.4miles away, providing easy access to London and surrounding areas, the apartment is walking distance to the ever so popular Harris Academy School, with a variety of local amenities, parks, and recreational facilities nearby, including Lakeside Shopping Centre. This location ensures that everything you need is just a short stroll away.

### ACCOMODATION:

Step into a welcoming entrance spacious hallway leading to two generous storage cupboards. The apartment boasts two well proportioned bedrooms, ideal for comfort and versatility. The heart of the home is the spacious open plan living area with a Juliet balcony that floods the space with natural light. The modern fitted kitchen offers ample storage and space for appliances, making it perfect for both entertaining and everyday living.

### EXTERNALLY:

The property benefits from one allocated parking space along with additional visitor parking, providing convenience for residents and guests alike.

Don't miss out on this opportunity to buy this FANTASTIC HOME, Contact Ali & Co today to arrange a viewing!

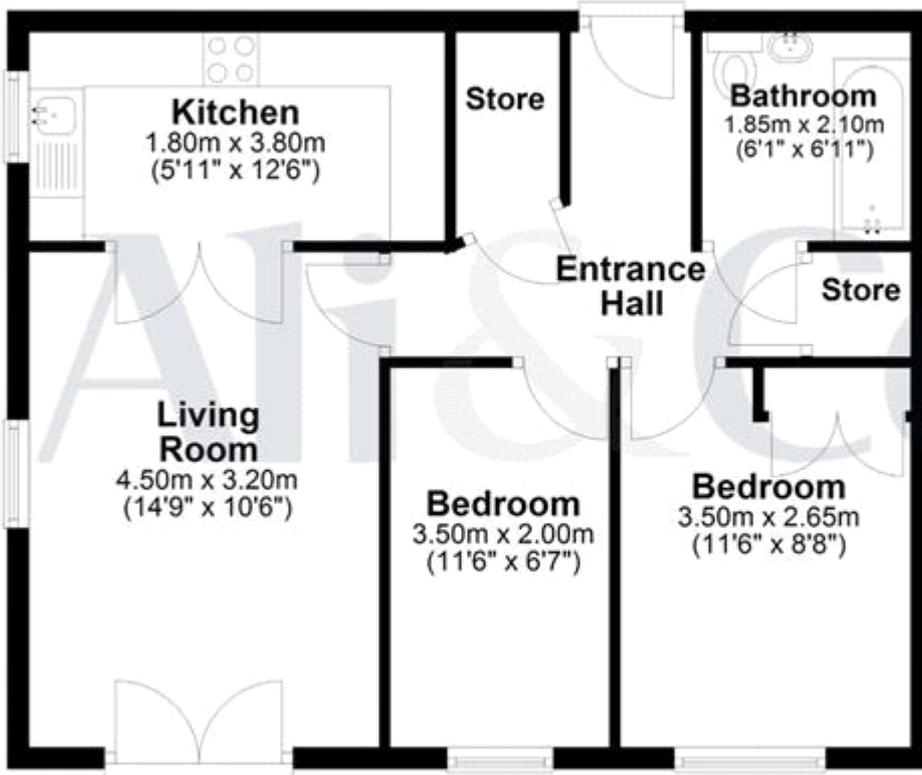
Council Tax Band: C (Thurrock Council)  
Tenure: Leasehold (99 years)  
Ground Rent: £150 per year  
Service Charge: £1,300 per year  
Parking options: Residents  
Electricity supply: Mains  
Water supply: Mains  
Sewerage: Mains





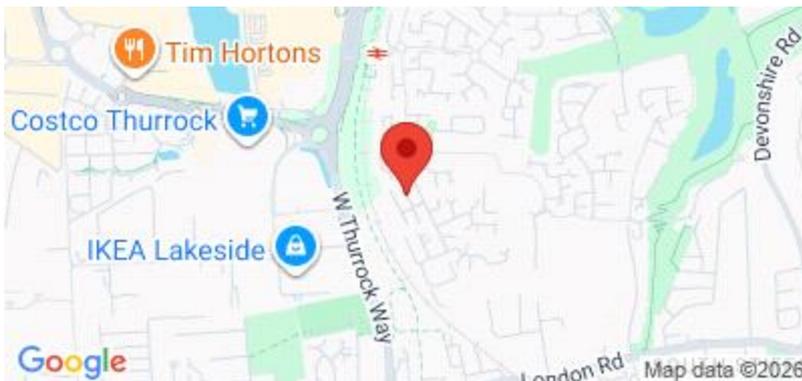
## Second Floor

Approx. 52.7 sq. metres (566.8 sq. feet)



Total area: approx. 52.7 sq. metres (566.8 sq. feet)

## Rawlyn Close



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.