



## Rawlyn Close, Chafford Hundred

£1,450 pcm

**LET**

Ali & Co are excited to present to the rental market this well-presented 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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**Ali&Co**  
PROPERTY SERVICES

## CHAIN FREE TWO BEDROOM APARTMENT

Ali & Co are excited to present to the rental market this well-presented 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 living. Chafford Hundred is renowned for its excellent transport links including the A13 and M25, along with the nearby Chafford Hundred C2C station just 0.4 miles away, providing easy access to London and surrounding areas.

The apartment is within walking distance of the ever-popular Harris Academy and benefits from a variety of local amenities, parks, and recreational facilities nearby, including Lakeside Shopping Centre. This prime location ensures everything you need is just a short stroll away.

### ACCOMMODATION:

Step into a welcoming and spacious entrance hallway with two generous storage cupboards. The apartment boasts two well-proportioned bedrooms, offering comfortable and versatile living space.

The heart of the home is the bright and spacious open-plan living area, complete with a Juliet balcony that allows plenty of natural light to flood the room. The modern fitted kitchen provides ample storage and space for appliances, making it ideal for both everyday living and entertaining.

### EXTERNALLY:

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

Council Tax Band: C (Thurrock Council)

Deposit: £1,450

Holding Deposit: £330

Parking options: Residents

Electricity supply: Mains

Heating: Electric

Water supply: Mains

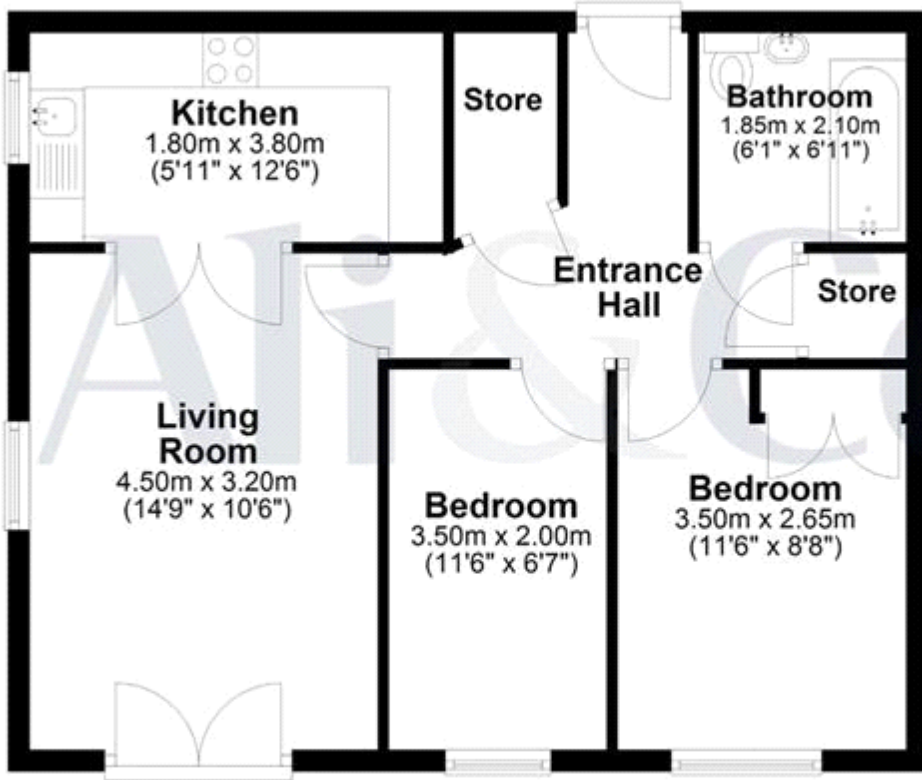
Sewerage: Mains





## 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 tenant.