



17 Benleigh House, Marina Avenue, Rayleigh SS6 9JQ

2 bed flat / £800 pcm / t. 01702 555888

**amos**



This is a **two bedroom** second floor flat situated within easy walking distance to Rayleigh train station & High street. This property offers a good size lounge, kitchen and bathroom and two double bedrooms. Available mid November.

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## Highlights

- / Two Bedroom Second Floor Flat**
- / Lounge 14'7 X 9'7 With Fireplace**
- / Fitted Kitchen 11'1 X 8'5 With Oven & Gas Hob**
- / Bedroom One 9'3 X 9'1**
- / Bedroom Two 9'7 X 8'5**
- / White Three Piece Bathroom Suite With Shower Above Bath**
- / Double Glazed**
- / Communal Courtyard Area With Own Shed**
- / Available Mid November**
- / EPC Band C**

**Lounge \**  
**14'7 X 9'7**

Double glazed window, wood effect flooring, power points, radiator, fireplace.

**Fitted Kitchen \**  
**11'1 X 8'5**

Double glazed window, door to balcony, units to eye and base level, inset sink and drainer unit, integrated cooker with hob above and extractor over, space for washing machine, part tiled walls, tiled effect flooring.

**Bedroom One \**  
**9'3 X 9'1**

Double glazed window, power points, radiator.

**Bedroom Two \**  
**9'7 X 8'5**

Double glazed window, power points, radiator.

**Bathroom \**

Obscure double glazed window, three piece suite comprising low flush WC, wash basin, panelled bath with shower, tiled walls, tiled effect flooring.

**Outside \**

Communal courtyard area with own shed.

**Available Mid November \ No Pets As Per Lease \ Full Referencing Required \ EPC Band C \**



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**Hadleigh Office:** 319 London Road, Essex SS7 2BN **t:** 01702 555 888 **e:** hadleigh@amosstates.com

**Hockley Office:** 1A Spa Road, Hockley, Essex, SS5 4AZ **t:** 01702 207 720 **e:** hockley@amosstates.com

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