



**BARRETT**  
—ESTATES—

**10 Newport Court, Boston  
Avenue, Rayleigh, Essex, SS6 9SU**  
£995 per month



- One Double Bedroom
- Well Fitted Kitchen with Oven & Hob
- Good Size Lounge
- Separate Study / Dressing Room
- Bathroom / wc with Shower

- Residents Parking
- Gas Central Heating
- Available Mid August
- Deposit - £1,148.07

Take a look inside this spacious one bedroom ground floor apartment situated in this convenient residential location, within walking distance of local shops & Rayleigh Station.

This home benefits from a modern kitchen, modern bathroom, a separate study area / dressing room & parking

Available Mid August.

Council Tax Band – B

Floor Area - 505 ft 2 / 47 m 2

Electricity Supply – Mains standard

Gas Supply – Mains standard

Water Supply – Mains standard

Sewerage – Mains standard

Heating – Gas central heating

Broadband

- Basic 16 Mbps
- Superfast 71 Mbps

Mobile Signal Coverage

- EE Good
- Vodafone Good
- Three Average
- O2 Good

Satellite / Fibre Availability

- BT Yes
- Sky Yes
- Virgin No

Flood Risk – Very Low

Conservation Area – No

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Barrett Estates - Rayleigh

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#### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.