



**BARRETT**  
—ESTATES—



**94 Bardfield Way, Rayleigh, Essex, SS6 9SJ**

**Asking Price: £170,000**  
*Leasehold*

# 94 Bardfield Way, Rayleigh, Essex, SS6 9SJ

Calling all Investors and Cash Buyers - Take a look inside this spacious one bedroom first floor apartment situated within a 10 minute walk of Rayleigh Train Station and within a 20 minute walk of Rayleigh High Street.

Sold with a Tenant in Situ with a current rent of £850pcm providing a current rental yield of 6%

No Onward Chain.

Lease length remaining - 100 Years / Service Charge & Ground Rent - £1,388 p.a

This property is offered in good condition throughout and benefits from a modern Kitchen & Bathroom, separate study room, communal rear gardens, gas central heating and communal parking.

Council Tax Band – B

Floor Area - 461 ft 2 / 43 m 2

Electricity Supply – Mains standard

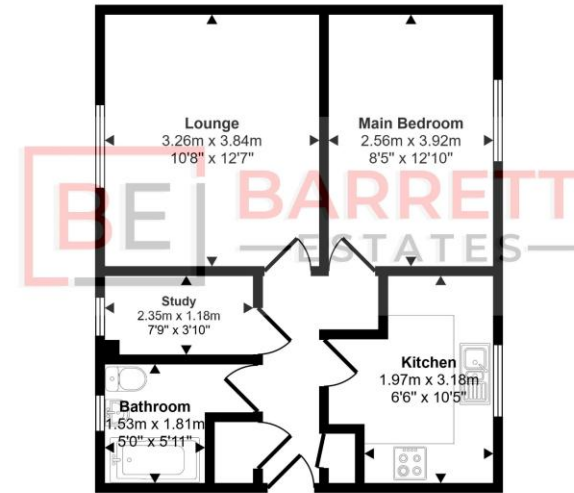
Gas Supply – Mains standard

Water Supply – Mains standard

Sewerage – Mains standard

Heating – Gas central heating

Approx Gross Internal Area  
43 sq m / 461 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

#### Broadband

- Basic 16 Mbps
- Superfast 80 Mbps

#### Mobile Signal Coverage

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

#### Satellite / Fibre Availability

- BT Yes
- Sky Yes
- Virgin No

Flood Risk – Very Low

Conservation Area – No



