



22 RAWLYN CLOSE

GRAYS, RM16 6BS

£1,400 PER MONTH

We are pleased to welcome to the market this beautiful two-bedroom flat, situated in the sought-after location of Chafford Hundred.

The property presents an excellent rental opportunity and has been well maintained throughout, offering a smooth and straightforward move for its new owner or tenant.

The accommodation comprises two well-proportioned bedrooms, with the master bedroom benefiting from a built-in wardrobe. There is also a useful storage cupboard in the entrance hallway and a good-sized bathroom featuring both a bath and shower.

The modern kitchen is well equipped and comes with all the necessary white goods, providing a practical and contemporary space for everyday living. Don't miss the opportunity to make this well-presented flat your new home.

tm
thomas marsh

Approximate Gross Internal Area = 572 sq ft / 53.15 sq m

Excluding outbuilding, garage, and conservatory
Including reduced headroom

 = Reduced headroom below 1.5m / 5'0



RAWLYN CLOSE, CHAFFORD HUNDRED, RM16

The plan is intended solely as a layout guide, and no liability is taken for any errors, omissions, or misstatement. It does not constitute, in whole or in part, an offer or contract. Any intending purchaser or lessee should satisfy themselves, through inspection searches, enquiries, and a full survey, as to the accuracy of the information provided. All areas, measurements, wall thicknesses, shapes, compass bearing, and distances are approximate. No guarantee is provided regarding the total area. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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