

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

TOTAL FLOOR AREA: 925 sq ft (85.9 sq m) approx. Made with Measure 2024



GROUND APARTMENT  
925 sq ft (85.9 sq m) approx.

Energy Efficiency Rating	
Potential	Current
85	85
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+)	B (81-91)
C (69-80)	D (55-68)
E (39-54)	F (21-38)
G (1-20)	





#### GATED VEHICULAR AND PEDESTRIAN ENTRANCE

Media device-linked entrance intercom (Linked to mobile devices etc). Access to external space including lake-side, patio area with gated access to Down Hall Road, bicycle lock-up area and communal access door leading to the apartment with a Wood-grain effect personal door to inner hallway.

#### ENTRANCE HALLWAY

12' 8" x 8' 10" (3.86m x 2.69m) maximum - narrowing to 4'1". Smooth plastered ceiling with LED inset spotlighting and mains wired smoke alarm. Built in airing cupboard housing a combi boiler for under-floor heating and hot water. Underfloor heating throughout with a wall mounted thermostat. Luxury Karndean flooring. Doors off to main bathroom, bedrooms and kitchen family room/living room.

#### OPEN PLAN KITCHEN FAMILY ROOM/DINING

30' 4" maximum - narrowing to 26' 1" (9.25m x 7.95m) x 15'9". Commencing with a kitchen area with smooth plastered ceiling with LED spotlighting and mains wired smoke alarm. Kitchen comprises of a range of quartz worktops with a feature centred island with integral power socket supply. Storage cupboards beneath, space for bar stools to one side. High gloss contemporary kitchen units both wall mounted and base level, incorporating drawer units with integral Neff induction hob, integral Neff Electric fan-assisted oven beneath. Built in extractor above with inset lighting. Contemporary tiled splashback to one wall. Stainless steel sink unit inset to worktop with mixer tap over also functions as 'hot tap'. Integral Neff fridge/freezer, integral dishwasher, integral washer/dryer. Karndean flooring laid throughout. The remainder of the room has continuation of LED spotlighting inset to smooth plastered split level ceilings. UPVC double glazed sliding patio door to a composite external South facing decking area, situated next to the lake. Step down to an artificial lawn area. UPVC double glazed window to study/home office area. Underfloor heating served by a wall mounted thermostat. Multi media and FM radio points. Built in pull-down blinds to the two UPVC double glazed windows.

#### BEDROOM ONE

15' 4" x 10' 0" (4.67m x 3.05m) Double glazed window to rear aspect with Electric feature fitted blind, remote operated. Smooth plastered ceiling with inset LED spotlighting. Under floor heating with a wall mounted thermostat. Carpet laid throughout and door opening through to ensuite shower room.



#### EN-SUITE

6' 5" x 5' 9" (1.96m x 1.75m) Built in censer lighting. Fully tiled suite comprises of porcelain wall and floor tiles. Smooth plastered ceiling with LED spotlighting and ceiling mounted extractor vent. Walk-in shower enclosure with glass bi-fold shower door, thermostatic mixer shower inset with ceiling mounted rainfall shower head, additional hand held hose. Under floor heating with wall mounted central heating thermostat, concealed cistern dual flush mechanism WC. Suspended washbasin with mixer tap and vanity storage drawer beneath. Wall mounted graphite effect heated towel rail. Wall mounted mirror inset to wall tiles.

#### BEDROOM TWO

17' 6" maximum - narrows to 11' 2" (5.33m x 3.40m) x 9'10". UPVC double glazed window to side aspect. Internal remote operated electric blind. Smooth plastered ceiling, LED spotlights inset. Wall mounted television point. Carpet laid throughout. Feature timber panelled clad to three aspects. Carpet laid throughout. Under floor heating with wall mounted thermostat.

#### MAIN BATHROOM

10' 3" x 6' 4" (3.12m x 1.93m) narrowing upon entry to 3'11". Built in censer lighting. Smooth plastered ceiling with LED spotlighting inset, ceiling vented extractor. Porcelain wall and floor tiles. Suite comprises a panelled bath with feature mosaic tiled side panel. Wall mounted inset bath and shower controls. Ceiling mounted rainfall shower head. Glass pivoting shower screen. Remainder of suite comprises a concealed cistern dual flush mechanism WC, suspended wash basin with mixer tap and gloss vanity storage drawer beneath. Graphite effect wall mounted heated towel rail. Wall mounted mirror inset to wall tiles. Underfloor heating with wall mounted thermostat.

#### AGENTS NOTES

Lease term remaining: 117 years.  
Ground rent per annum - £250.00  
Service Charge / Maintenance per annum - £1920.00 approx'  
Service Charge / Maintenance covers:  
Electricity & servicing for security entry gates  
Electricity for communal lights, indoor and outdoor  
Gardening and lake maintenance  
Window cleaning  
Phone contract for gates/intercom system  
Building cleaning  
Building insurance  
Communal indoor cleaning  
Fire safety checks

Council Tax Band E - Rochford District Council.

