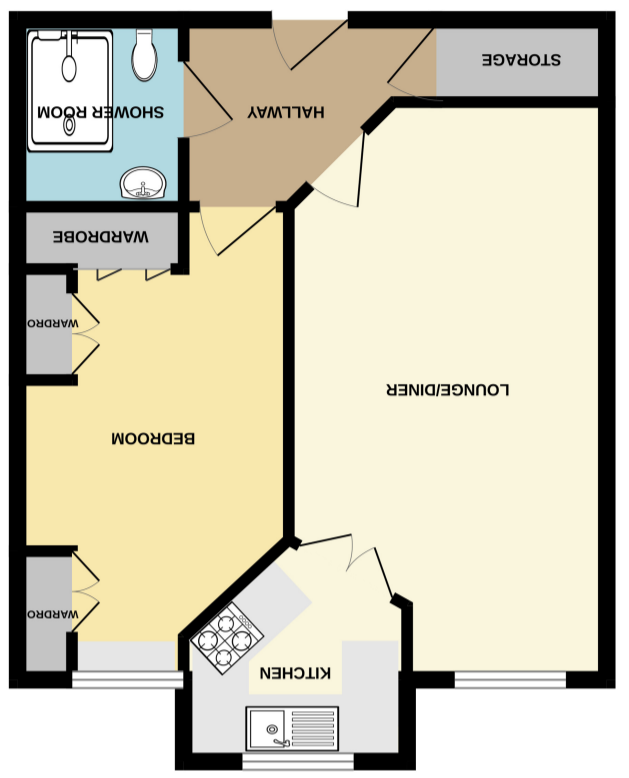


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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: 462 sq. ft. (42.9 sq.m.) approx. Made with Metreplan 2024



FIRST FLOOR APARTMENT
462 sq. ft. (42.9 sq.m.) approx.

| Energy Efficiency Rating | |
|--|---------|
| Potential | Current |
| 85 | 83 |
| Energy Efficiency Rating Very energy efficient - lower running costs (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs | |
| England, Scotland & Wales EU Directive 2002/91/EC | |





COMMUNAL ENTRANCE

Via security entry system. Stair access and lift access to lower ground floor. Access from communal entrance to managers office, residents lounge and laundry room.

APARTMENT ENTRANCE (1st Floor)

Via personal entrance door into hallway.

HALLWAY

Textured covered ceiling with ceiling light point. Wall mounted emergency pull cord and wall mounted water timer. Carpet laid throughout. Door opening through to large storage cupboard, housing hot water cylinder, electricity fuse board, and wall mounted shelving for towels & linen etc. Continuation of carpet from hallway. Ceiling light point and textured covered ceiling.

LOUNGE/ DINER

19' 9" x 10' 9" (6.02m x 3.28m) UPVC double glazed window to rear aspect. Textured covered ceiling with two ceiling light points. Emergency pull cords. Wall mounted storage heater. Carpet laid throughout. Double opening doors into kitchen.

KITCHEN

7' 6" x 7' 2" (2.29m x 2.18m) UPVC double glazed window to rear aspect. Textured covered ceiling with ceiling light point. Wall mounted and base level kitchen cabinet units and drawers with rolled edged worktop incorporating a four ring Whirlpool Electric hob with extractor hood over. Integral mid-level electric oven, space for two under unit appliances. Stainless steel sink unit with drainer. Ceramic tiled splashbacks to all aspects. Wall mounted Dimplex heater. Vinyl flooring laid throughout.



BEDROOM

15' 9" x 9' 2" (4.80m x 2.79m) UPVC double glazed window to rear aspect. Textured covered ceiling with ceiling light point. Wall mounted storage heater. Fitted wardrobes with matching bedside cabinets and dressing table. Mirrored fronted doors to wardrobes and over head bed surround/storage. Emergency pull cord. Carpet laid throughout.

SHOWER ROOM

6' 9" x 5' 6" (2.06m x 1.68m) Textured covered ceiling with ceiling light point. Wall mounted extractor vent. Wall mounted Dimplex electric heater. Wall mounted electric towel rail. Shower room comprises of a double walk in shower cubicle via sliding glass door. Thermostatic mixer shower inset with contrasting shower cubicle tiles. Push flush WC and wash basin with mixer tap inset to high gloss vanity storage unit. Extractor fan. Wall mounted mirror with electric shaver point/light combination above. Vinyl flooring laid throughout.

ADDITIONAL INFORMATION

GROUND RENT - approximately £364.00 twice a year.
MAINTENANCE CHARGES - approximately £1660 twice a year - this includes Building Insurance. Cleaning of Communal areas. Upkeep of garden & grounds. Window cleaning. Laundry room facilities, Refuse/Domestic waste. Water & Sewage Charges.

REMAINING LEASE - 101 YEARS APPROXIMATELY.

THERE IS A 24 HOUR EMERGENCY APPELLO CALL SYSTEM.

Guest suite available for hire - 2 singled beds plus en-suite.

Parking facilities: There is a residents car park, on a first come, first serve basis.

COUNCIL TAX BAND B

ROCHFORD DISTRICT COUNCIL

