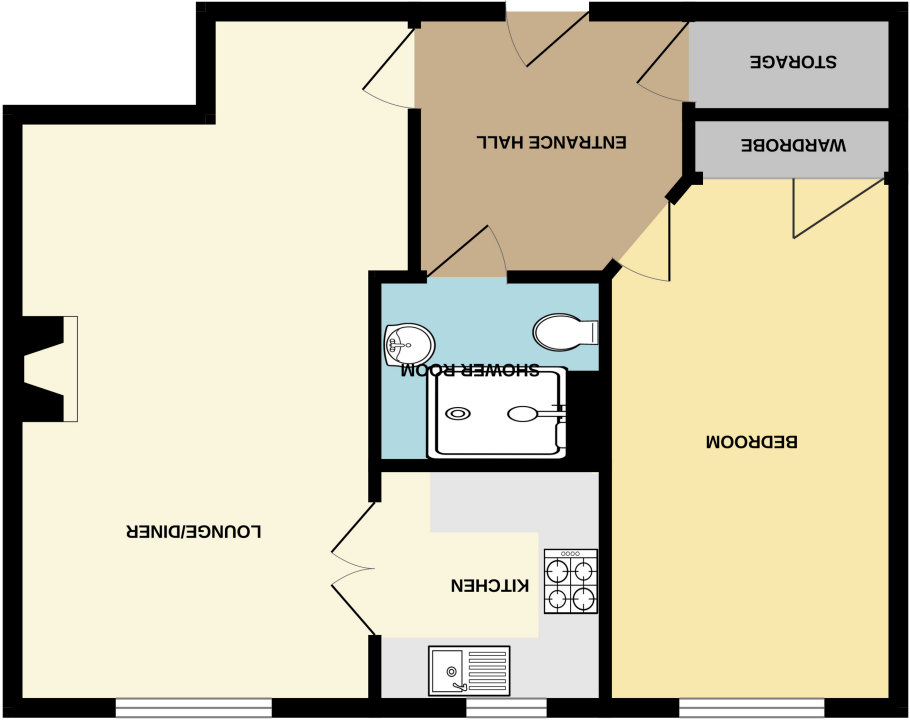
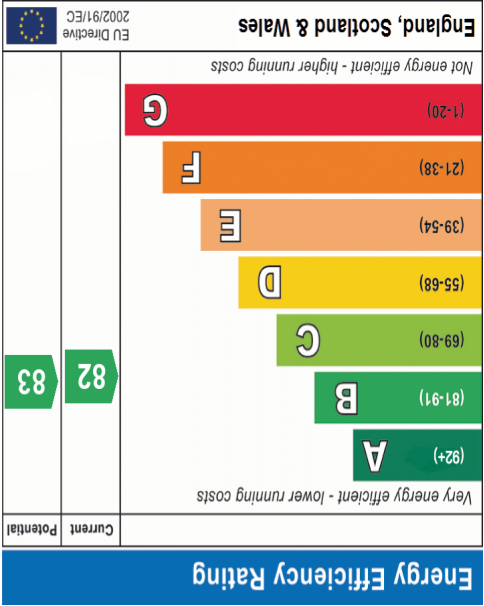


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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: 526 sq. ft. (48.9 sq.m.) approx.
Made with Mapbox ©2025



2ND FLOOR RETIREMENT FLAT
526 sq.ft. (48.9 sq.m.) approx.





ENTRANCE TO THE BLOCK

Via a communal entrance door with secure entry system.
Communal areas include Residents Lounge, Laundry Room.
Lift access to second floor to the Apartment.

ENTRANCE

Via hard wood entrance door into large hallway.

HALLWAY

9' 0" x 7' 5" narrowing to 5'. Smooth plastered coved ceiling with ceiling light point. Large built in storage cupboard (5'8" x 3') incorporating hot water boiler, electric fuseboard and shelving for storage etc. Carpet laid throughout. Doors to all rooms.

LIVING ROOM

21' 0" maximum - narrowing to 17' 8" x 9'11". UPVC double glazed windows. Smooth plastered coved ceiling throughout. Centred fireplace with electric flame effect fire inset finished with brushed steel trim. Storage heater. Carpet laid throughout. Inner doors opening to kitchen.

KITCHEN

7' 5" x 7' 1" (2.26m x 2.16m) UPVC double glazed window. Smooth plastered ceiling with ceiling light point. Kitchen comprises of a range of wall mounted and base level kitchen cabinet units & drawers with rolled edge worktops incorporating a stainless steel sink and drainer unit. Integrated electric hob and integrated fan assisted oven. Integrated fridge/freezer. Tiled splashbacks. Vinyl flooring laid throughout.

BEDROOM

15' 9" to built in wardrobes - narrows to 13' 4" x 8'10". UPVC double glazed window. Smooth plastered coved ceiling with ceiling light point. Built in mirror fronted wardrobes. Electric storage heater. Carpet laid throughout.

SHOWER ROOM

7' 0" narrows to 5' 6" x 5'6". Suite comprises of a double walk in tiled shower cubicle with thermostatic shower inset. Close coupled WC, wash basin inset to vanity storage unit. Ceramic tiled walls. Smooth plastered ceiling. Wall mounted heater. Carpet throughout.

ADDITIONAL INFO

Lease term remaining - Approx. 106 years.
Ground Rent £425.00 p/a
Service Charge Approx. £3900.00 p/a
Council Tax Band B - Rochford District Council
Visiting management staff (House Manager works 10am to 4pm), Non-resident management staff (part time) and Careline alarm service.
Lift, Lounge, Laundry, Guest facilities, Garden, kitchen.

