



Rosslyn House, Springhouse Road Corringham SS17 7QR

- Retirement (Over 55's)
- One Bedroom Apartment
- Gas Central Heating
- Upvc Double Glazed
- Spacious Lounge
- Fitted Kitchen
- Shower Room/WC
- No Onward Chain
- Close Proximity to Corringham Town Centre



OVER 55's ONLY - This spacious and well presented one double bedroomed apartment which benefits from no onward chain is conveniently located on the edge of Corringham town centre within easy reach of shops and other amenities. The accommodation comprises spacious lounge, fitted kitchen, bedroom and shower room, the property also benefits from gas central heating and Upvc double glazing. This sought after block of retirement apartments further benefits from communal sun room, a lift to all floors, communal gardens, communal parking area.

£175,000 Leasehold

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	78
(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:

Communal stairs and lift to second floor.

Entrance Door:

To entrance hall.

Hallway:

Coved ceiling. Access to loft space. Radiator. Carpeted door to:

Kitchen:

9' 10" x 5' 10" (3.00m x 1.78m) Upvc double glazed window to rear aspect. Coved ceiling. Range of wall and base level units with rolled edge work tops. Integrated electric oven and gas hob. Sink and drainer unit with mixer tap. Tiled splash backs. Radiator. Space for appliances.

Lounge:

15' 8" x 11' 6" (4.78m x 3.51m) Upvc double glazed window to rear aspect. Coved ceiling. Radiator. Fitted carpet.

Bedroom:

11' 1" x 10' 10" (3.38m x 3.30m) Upvc double glazed window to rear aspect. Coved ceiling. Radiator. Fitted wardrobe. Fitted carpet.

Bathroom:

7' 3" x 5' 11" (2.21m x 1.80m) Upvc obscured double glazed window to side aspect. Coved ceiling. Shower unit. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls.

Communal Areas:

Communal Sun room

Communal Laundry Room

Communal Carpark

Lease Details:

Ground Rent: £100.00 per Annum

Maintenance: £1,259,00 Per Annum

Solicitors will confirm during purchase

Council Tax:

Thurrock Council

Band A - £1,360.44 per annum (Before discounts, if applicable)