

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: 787 sq.ft. (73.1 sq.m.) approx.  
Made with Metropix 62024



ACCOMMODATION  
787 sq.ft. (73.1 sq.m.) approx.

| Energy Efficiency Rating                    |         |    |
|---|---------|----|
| Potential                                   | Current |    |
| England, Scotland & Wales                   |         |    |
| EU Directive 2002/91/EC                     |         |    |
| 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)  |    |
| Not energy efficient - higher running costs |         |    |
| 82  |         | 75 |







COMMUNAL  
SECURE TELECOM  
ENTRANCE

MANAGERS OFFICE

RESIDENTS  
LOUNGE

LAUNDRY ROOM

LIFT AND STAIRS  
TO THIRD FLOOR

LARGE ENTRANCE  
HALL

LOUNGE DINER

MODERN FITTED  
KITCHEN

BEDROOM ONE

BEDROOM TWO

MODERN FITTED  
SHOWER ROOM

COUNCIL TAX  
BAND C

ROCHFORD

DISTRICT COUNCIL