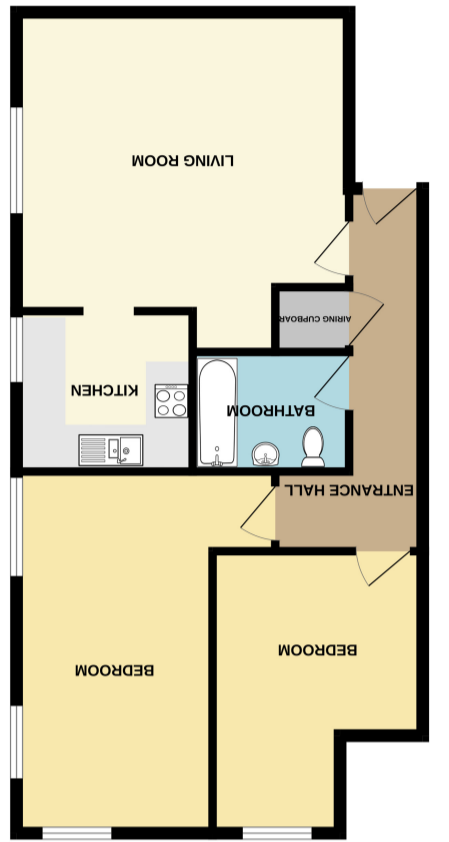


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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 - 670 sq ft (62.3 sq m) approx. Made with Mapbox 2024



2ND FLOOR APARTMENT
670 sq ft (62.3 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)	77
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	80
Not energy efficient - higher running costs	





COMMUNAL ENTRANCE

Entrance via left hand side of the Block with telecom security entry system into communal hallway. Communal hallway with stairs rising to the 2nd floor where the apartment is situated. Fire door from landing serving apartments five & six. Hardwood fire door into the apartment.

ENTRANCE HALL

16' 9" x 6' 10" max' into return narrows to 3'6" (5.11m x 2.08m). Smooth plastered ceiling with inset mains wired smoke alarm, ceiling light points x 2. Wall mounted electricity fuse board. Wall mounted electric storage heater. Built in storage/airing cupboard housing pressurised hot water cylinder. Shelving inset for towels & linen etc. Carpet laid throughout the hallway.

LOUNGE / DINER

15' 5" x 15' 8" into recess - narrowing to 13'10". UPVC double glazed sash style window to the Southerly aspect. Smooth plastered covered ceiling with two ceiling light points. Wall mounted electric storage heater. Contemporary wood laminate flooring laid throughout. Opening through to separate kitchen.

KITCHEN

8' 2" x 7' 5" (2.49m x 2.26m) UPVC double glazed sash style window to the Southerly aspect. Smooth plastered ceiling with ceiling light point and mains wired smoke alarm. Kitchen comprises of a range of wall mounted and base level kitchen cabinet and drawer units with roll edged worktops incorporating; a stainless steel one and a half bowl sink unit with mixer tap and drainer & four ring electric hob with stainless steel extractor canopy over. Integral electric fan assisted oven beneath. Space & plumbing for washing machine and dishwasher or other appliance. Space for free standing fridge/freezer. Ceramic tiled splashbacks to three aspects. Wood laminate flooring laid throughout.

BATHROOM

5' 8" x 6' 9" (1.73m x 2.06m) Smooth plastered ceiling with ceiling light point and ceiling vented extractor. Bathroom suite comprises of a panelled bath with mixer tap and shower attachment over. Glass shower screen. Pedestal wash basin with mixer tap, push flush WC. Wall mounted Dimplex electric heater. Wall mounted shaver/light point, electric heated towel rail. Tile effect vinyl effect flooring throughout. Ceramic tiles walls majority at half height, extending to full height to the shower & bath area.



BEDROOM ONE

16' 9" x 9' 1" (5.11m x 2.77m) plus door recess. Dual aspect UPVC double glazed sash style windows to the Southerly & Easterly aspect with views towards King Georges Playing Field. Smooth plastered coved ceiling with ceiling light point. Wall mounted electric thermostatic controlled heater. Contemporary wood effect laminate flooring throughout.

BEDROOM TWO

12' 8" x 9' 9" narrowing to 6'. UPVC double glazed sash style window to Easterly aspect with views towards King Georges playing field. Smooth plastered ceiling with ceiling light point. Wall mounted electric thermostatic controlled heater. Contemporary wood laminate flooring laid throughout.

PARKING

To the rear of the block is 1 x allocated sheltered parking space assigned to this apartment. The property is situated next to Websters Way public car park ideal for visitors parking.

ADDITIONAL INFORMATION

Leasehold: 125 year lease term from 25 December 2001
Term remaining = 102 years.
Ground rent £100 per annum (Charged at £25 quarterly).
Service charge = Approx' £1500 per annum
Our client has advised that internal redecoration works to the communal hallways & stairs are to commence Summer 2024.

COUNCIL TAX BAND C

ROCHFORD DISTRICT COUNCIL