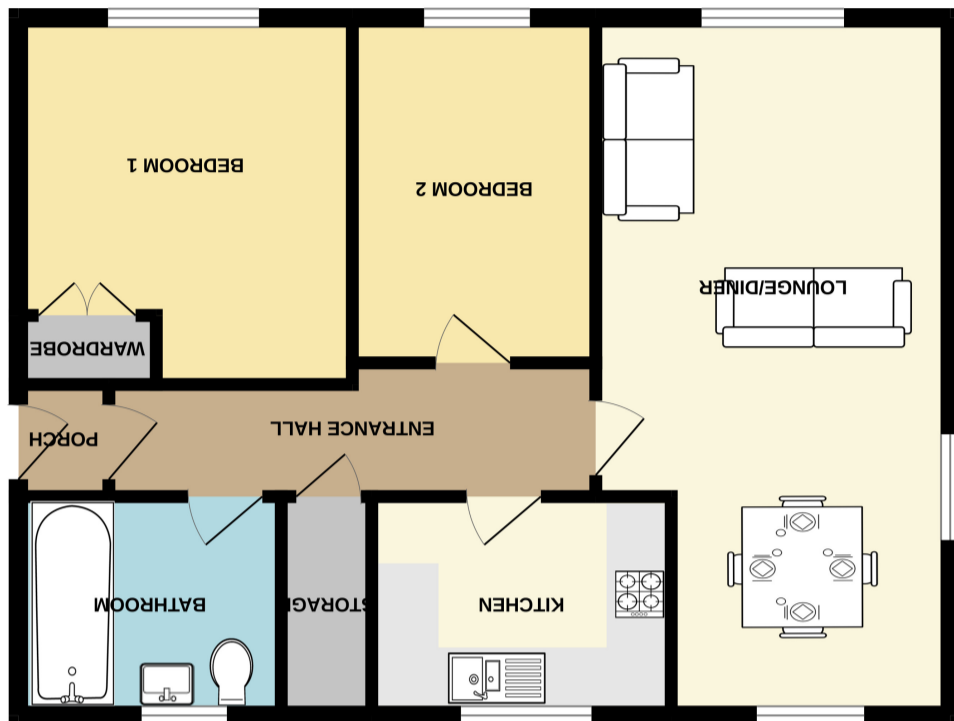


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, or 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: 602 sq. ft. (56.0 sq.m.) approx. Made with Metropix ©2024



TOP FLOOR APARTMENT  
602 sq. ft. (56.0 sq.m.) approx.





### COMMUNAL ENTRANCE AND HALLWAY

Security entry door leading through to communal hallway via entry phone system. Stairs leading to first and second floor.

### ENTRANCE INNER PORCH

Entered via hard wood door. Smooth plastered & coved ceiling. Hard wood flooring throughout. Ceiling mounted light point. Inner entrance door leading through to hallway.

### ENTRANCE HALL

Hard wood flooring. Smooth plastered & coved ceiling. Radiator. Temperature control panel. Entry phone system. Large built-in storage cupboard housing fuse board. Loft access via a pull-down ladder leading up to a fully insulated and part boarded loft.

### LOUNGE/DINER

21' 3" x 10' 10" (6.48m x 3.30m) (NARROWING TO 8'6") Triple aspect UPVC double glazed windows to front, rear and side aspect. Two radiators, one of which is encased in a decorative cover. Hard wood flooring. Smooth plastered & coved ceiling. Aerial point. Telephone point. Power points. Ample space for dining table & chairs. Plenty of additional living space.

### KITCHEN

9' 2" x 6' 8" (2.79m x 2.03m) Range of fitted units to eye & base level. Eye level units come with under lighting. Roll top work surface. Stainless steel one a half bowl sink & drainer unit with stainless steel mixer taps. Tiled splash backs. Integrated washing machine. Integrated double electric 'Bosch' oven with 4 ring gas hob and extractor hood over. Space and plumbing for fridge/freezer and dishwasher. One eye level unit housing wall mounted combination boiler. Radiator. Part tiled walls. Vinyl flooring. Smooth plastered & coved ceiling with inset spotlights. Power points. UPVC double glazed window to front aspect.



### BEDROOM ONE

11' 2" x 10' 2" (3.40m x 3.10m) UPVC double glazed window to rear aspect. Radiator. Carpet to flooring. Smooth plastered & coved ceiling. Power points. Built in wardrobes. Aerial and TV point.

### BEDROOM TWO

10' 6" x 7' 5" (3.20m x 2.26m) UPVC double glazed window to rear aspect. Radiator. Hard wood flooring. Smooth plastered & coved ceiling. Power points. Telephone point.

### BATHROOM

Three piece white suite comprising of a low level WC with dual flush mechanism. Pedestal hand wash basin with stainless steel mixer taps. Tiled splash backs. Panel enclosed bath with stainless steel mixer taps and shower attachment over. Glass screen swing door. Part tiled wall. Vinyl flooring. Radiator. Shaver point. Extractor fan. Smooth plastered ceiling with inset spotlights. UPVC double glazed obscured window to front aspect.

### COMMUNAL AREAS

Well maintained communal areas internally and externally. There is a communal parking area with an allocated parking bay assigned to the property. Storage area and units for bins.

### LEASE & CHARGES

LEASE - APPROX 980 YEARS REMAINING  
MAINTANANCE - £588.61 PAID EVERY 6 MONTHS  
GROUND RENT - £75.00 PAID EVERY 6 MONTHS (£150P/A).  
COUNCIL TAX BAND C - Rochford District Council.

