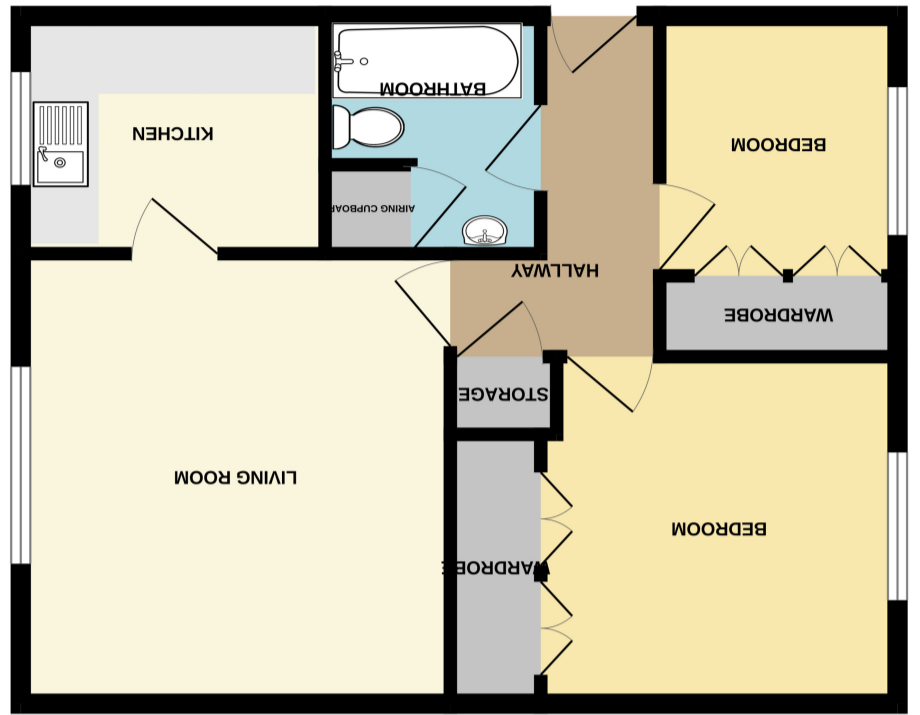


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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: 511 sq. ft. (47.4 sq.m.) approx. Made with Mapbox ©2024



ACCOMMODATION 511 sq. ft. (47.4 sq.m.) approx.

Energy Efficiency Rating	
Potential	Current
<p>Very energy efficient - lower running costs</p> <p>A (92+)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>	
77	39
<p>England, Scotland &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	





### PROPERTY PARTICULARS

\*\*\* NO ONWARD CHAIN \*\*\* TWO BEDROOM FIRST FLOOR APARTMENT FOR THE OVER 55s \*\*\*

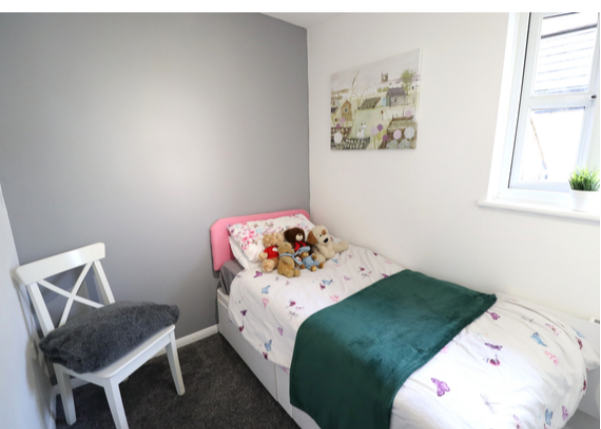
Offers In Excess of £200,000. Elliott and Smith welcome you to view this lovely TWO BED APARTMENT which is immaculately presented throughout and tastefully decorated. Located in this highly desirable and friendly development, tucked away in a quiet no-through road only minutes stroll to Rayleigh High Street and local transport links. This warm and welcoming apartment boasts: Two Bedrooms with Built-in-Robes; Plenty of Storage; Modern Fitted Kitchen; Spacious Living/Dining; Three Piece Bath Suite; Secure Entry Phone System; Resident Parking; Attractive Communal Garden; Lengthy Lease; Low Service Charges. The block itself has a private gated walkway which offers direct access to Castle Road. The locality embraces a real village feel, so come join this welcoming community and book your personal viewing today.

### LIVING/DINING

13' 2" x 12' 6" (4.01m x 3.81m) Recently decorated and newly laid flooring to this this lovely light and bright room. Plenty of space for your dining suite and living room furniture.

### KITCHEN

8' 10" x 6' 11" (2.69m x 2.11m) Newly installed contemporary fitted kitchen to include: Brand New Integrated Electric Oven and Electric Hob; Integrated Chimney Extractor Fan; Mixer Tap to Stainless Steel Sink; Space for Washing Machine and Fridge/Freezer; Stylish Marble Effect Tiled Splashbacks; Timber Laminate Flooring. Plenty of natural light flowing through the large double glazed window. Ample worktop space.



### BEDROOM ONE

11' 2" x 10' 2" (3.40m x 3.10m) Tastefully decorated spacious double bedroom with: Large Built-in-Robes: Carpeted Flooring.

### BEDROOM TWO

8' 2" x 6' 11" (2.49m x 2.11m) A great sized single bedroom with: Built-in-Robes; Carpeted Flooring.

### BATH

6' 11" x 6' 3" (2.11m x 1.91m) Three piece suite to include: Bath with Overhead Shower; WC; Pedestal Basin; Hot and Cold Taps. Large Storage Cupboard.

### ADDITIONAL INFORMATION

160 Years Remain on Lease (199 Year Lease Commenced 1985)

Service Charge & Maintenance Approx £200.00 PCM

Newly Installed Kitchen

Newly Decorated Throughout

Newly Laid Flooring

Communal Areas Recently Re-Painted

Guttering & Facias Regularly Cleaned

Roof Recently Inspected and Passed

Communal Facilities Include: Gardens; Seating Area: Shed;

Bins; Parking

FIRST FLOOR - NO LIFT

Council Tax Band A Rochford Council

