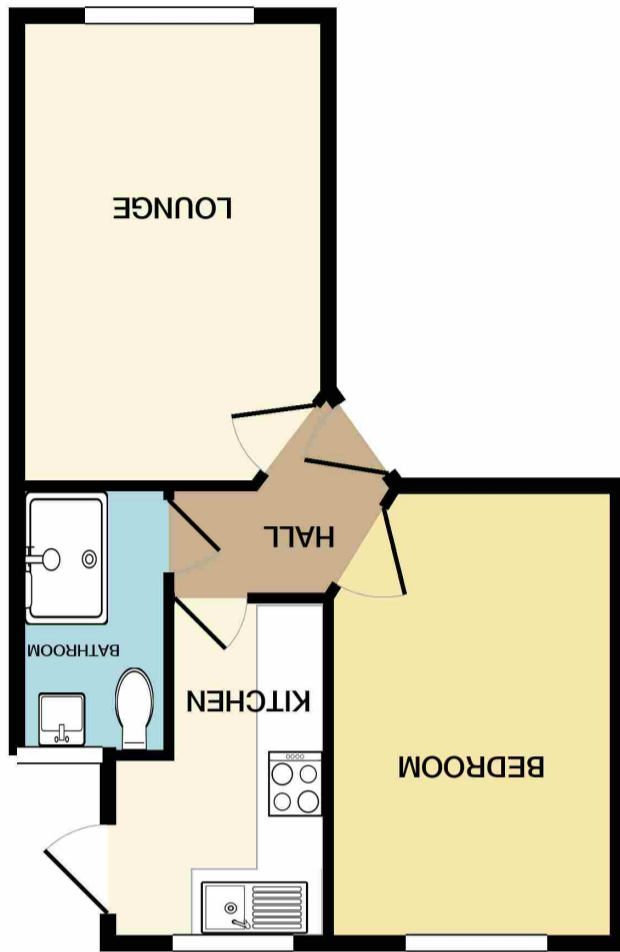


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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 APPROX. FLOOR AREA 365 SQ.FT. (33.9 SQ.M.)
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Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A (92+)	72
B (81-91)	75
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	





LIVING/DINING ROOM

13' 11" x 9' 2" (4.24m x 2.79m) Spacious living/dining to front aspect. Lovely, light and bright living with Oak effect laminate flooring throughout.

KITCHEN

10' 4" x 6' 3" tapers to 4' 9" (3.15m x 1.91m) Newly installed kitchen to include newly laid Oak effect laminate flooring. High gloss wall and base units, with ambient under-cabinet lighting. Integrated appliances include: 4-Ring Gas Hob; Electric Oven; Extractor Hood; Microwave; Stainless Steel Sink and a Half & Drainer; Mixer Tap; Brushed Steel Splashback to Hob; Tiled Splashbacks to Roll Top Worktops. Space for Fridge/Freezer and Washing Machine. Valiant Combination Boiler. Door to Courtyard.



SHOWER ROOM

An exquisite and stylish suite comprising of: Large Walk-in Shower; Glass Screen Door to Shower; Wall Mounted Electric Shower; Basin to Vanity Unit; Chrome Mixer Tap to Basin; WC; Wall Hung Mirrored Cabinet; Wall Hung Towel Radiator; Newly Laid Laminate Flooring.

COMMUNAL AREA

Large Courtyard to the rear of the apartments with seating areas and storage units allocated to the apartments. Communal grounds to the front of the property with mature shrub borders.

ADDITIONAL INFORMATION

- * 154 Years Remaining on Lease Term
- * Maintenance Fees & Ground Rent £100 approx pcm (Bi Annual Payments)
- * Rochford Local Authority
- * Council Tax Band A



BEDROOM

13' 10" x 8' 8" (4.22m x 2.64m) Spacious double bedroom to rear aspect. Again, this room boasts large double glazed window allowing plenty of natural light to flow through. Newly laid timber effect laminate flooring throughout.

