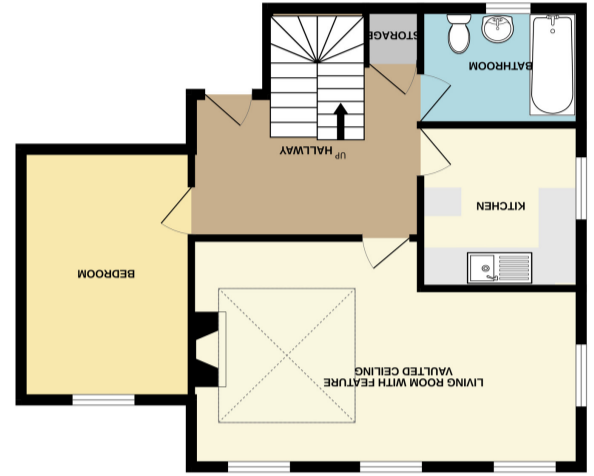
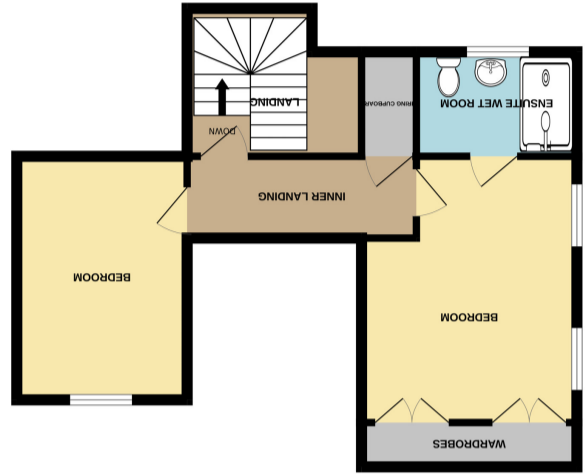


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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.

Energy Efficiency Rating	
Potential	Current
<p>Very energy efficient - lower running costs</p> <p>A (92-100)</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>	
69	77
<p>England, Scotland & Wales</p> <p>EU Directive 2002/91/EC</p>	



TOTAL FLOOR AREA: 1074 sq. ft. (99.8 sq. m.) approx.
Made with Metropex ©2023





COMMUNIAL ENTRANCE

Telephone entry system. Lift and stair access to top floor. inner lobby with access to own entrance door into entrance hall.

ENTRANCE HALL

11' 9" x 11' 5" (3.58m x 3.48m) INTO STAIRWAY VOID. Textured ceiling with ceiling light point. Mains wired smoke alarm. Telephone intercom entry system. Wall mounted storage radiator. Carpet laid throughout with access to built in storage cupboard housing shelving and additional low level storage cupboard under stairs.

STAIRCASE RISING TO FIRST FLOOR

Fitted stair lift.

LIVING ROOM

12' 2" narrowing to 9' 5" (3.71m x 2.87m) x 20'9". Three sets of timber sashed windows with secondary double glazing to rear aspects over looking parkland. Additional corresponding side window. Feature clad vaulted ceiling with exposed rafters. Remainder of ceiling with ceiling light point. Two wall mounted storage heaters. Centered ornamental fireplace with marble hearth and flame effect fire inset. Two wall mounted light points. Carpet laid throughout.

KITCHEN

8' 6" x 8' 8" (2.59m x 2.64m) Timber sash window to side aspect with secondary glazing. Textured ceiling with florescent ceiling light point. Stainless steel sink unit. Space & plumbing for washing machine. Space for free standing cooker. Tiled splashbacks, three quarter height to all walls. Vinyl flooring laid throughout.

THREE PIECE BATHROOM

8' 5" x 6' 2" (2.57m x 1.88m) Obscure glazed window to front aspect. Textured ceiling with ceiling light point. Suite comprises of low level panelled bath. Wash basin inset to vanity storage unit. Close coupled WC. Ceramic tiles walls. Carpeted throughout.

BEDROOM

13' 2" x 9' 1" (4.01m x 2.77m) Timber sash window with secondary glazing to rear aspect overlooking parkland. Textured ceiling with ceiling light point. Wall mounted storage heater. Carpeted throughout.



FIRST FLOOR LANDING

Via carpeted return staircase with timber balustrade and fitted stairlift. High level Velux window to front aspect. Textured ceiling with ceiling light point. Doorway through from landing into inner hallway.

INNER HALLWAY

11' 8" x 3' 10" (3.56m x 1.17m) Access to loft. Ceiling light point. Large built in airing cupboard housing hot water cylinder.

MAIN BEDROOM

11' 6" NARROWING TO 8' 7" (3.51m x 2.62m) x 14'2" TO FITTED WARDROBES. Twin sash windows to side aspect with secondary glazing. Textured ceiling with ceiling light point.. Over bed wall mounted light point. Carpet laid throughout.

ENSUITE WETROOM

8' 5" x 5' 6" (2.57m x 1.68m) Textured part barrelled ceiling with ceiling light point. Obscure glass Velux window to side aspect. Ceramic tiled walls. Wall mounted chrome heated towel rail. Wetroom flooring throughout. Thermostatic mixer shower. Wash basin with mixer tap inset to vanity unit. Push flush WC.

THIRD BEDROOM

13' 3" x 9' 2" (4.04m x 2.79m) Timber obscure glass fire escape window. Textured ceiling with ceiling light point.

LEASE INFO

Approx. 63 year lease term remaining.
Ground Rent £10.33 per month
Service Charge £332.23 per month

NO PETS ALLOWED.
OVER 55's

COUNCIL TAX BAND C

ROCHFORD DISTRICT COUNCIL

