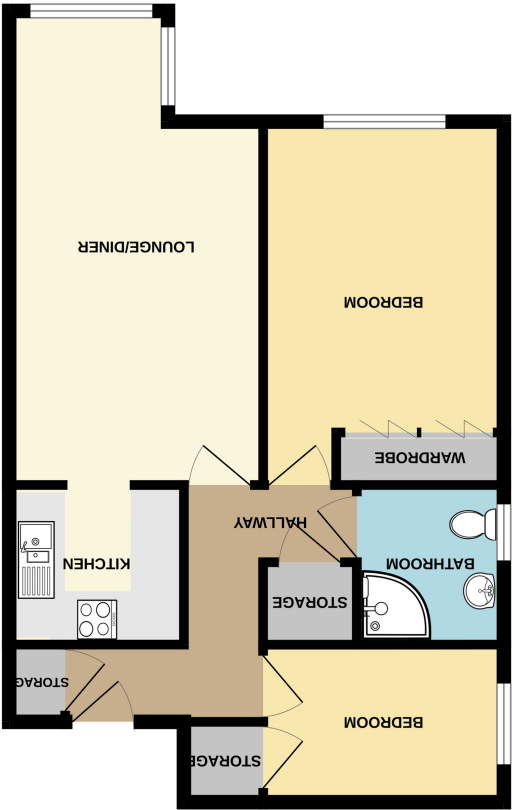




ACCOMMODATION
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA - 563 sq.ft. (52.3 sq.m.) approx.
Made with Magicplan 2025

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



ENTRANCE HALLWAY

L-Shaped Hallway to Include Storage Cupboard Measuring 3' 0" x 2' 10" Intercom Entry System; Loft Access; Storage Heater; Doors to Living, Bedrooms, Bathroom.

LIVING/DINING ROOM

18' 3" (reduces to 14' 8") x 10' 3" (5.56m x 3.12m) Bright and Spacious Living/Dining Benefiting from: Double-Glazed Bay Window; Contemporary Wall-Mounted Electric Feature Fireplace; Carpeted Throughout; Storage Heater.

KITCHEN

7' 0" x 6' 6" (2.13m x 1.98m) Modern Fitted Kitchen Comprising of: Stylish Wall and Base Units; Bevelled Tile Splashbacks. Integrated Appliances to Include: Fridge/Freezer; Neff Electric Oven; Electric Hob; Chimney Extractor Fan; Mixer Tap to One and a Half Bowl Stainless Steel Sink;

BEDROOM ONE

14' 9" x 9' 10" (4.50m x 3.00m) Plus Built-in-Robes Measuring 7' x 2' 1 Spacious Double Bedroom with: Double-Glazed Window; Storage Heater; Built-in-Robes; Carpeted Throughout.

BEDROOM TWO

9' 10" x 6' 5" (3.00m x 1.96m) Double-Glazed Window: Carpeted Throughout; Built-in-Storage Cupboard Measuring 3' 8" x 2' 11"

BATHROOM

6' 6" x 6' 0" (1.98m x 1.83m) Modern Fitted Three-Piece Shower Suite Comprising of: Large Corner Shower with Wall-Mounted Electric Shower; Mixer Tap to Vanity Basin; Wall-Mounted Towel Radiator; Double-Glazed Window; Fully Tiled.

ADDITIONAL INFORMATION

On-Site Manager
Council Tax Band B
Rochford District Council
999 Year Lease with 961 Years Remaining
Service Charges Approx. £340 Per Month to Include Ground Rent
On-Site Manager
Communal Grounds and Gardens
On-Site Residents Lounge, Hair Salon, Library

