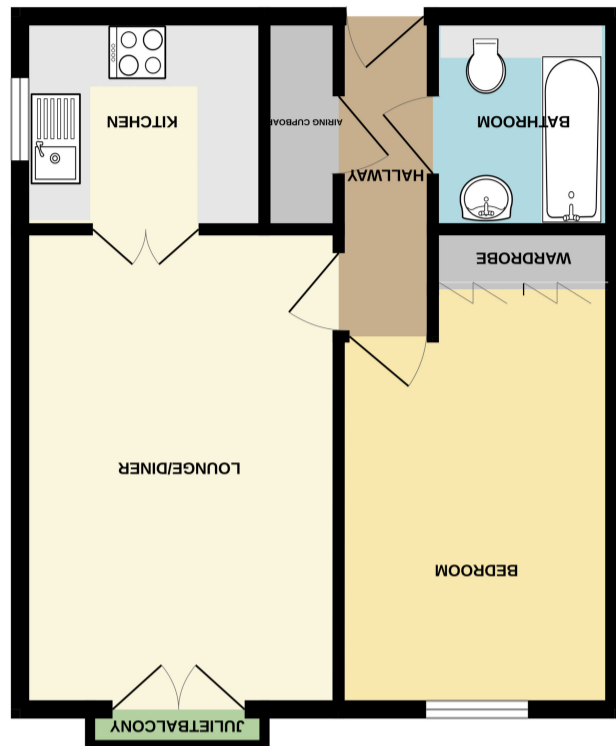


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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: 429 sq ft (39.9 sq m) approx.  
Made with Metreplan 2024



ACCOMMODATION 429 sq.ft. (39.9 sq.m.) approx.

Energy Efficiency Rating	
Potential	Current
<p>England, Scotland &amp; Wales EU Directive 2002/91/EC</p> <p>Very energy efficient - lower running costs</p> <p>Not energy efficient - higher running costs</p>	
A (92+)	73
B (81-91)	76
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	





### COMMUNAL ENTRANCE

Via security entry system. Stair access and lift access to upper ground floor. Access from communal entrance to managers office, residents lounge and laundry room.

### ENTRANCE HALLWAY

10' 4" x 3' 1" (3.15m x 0.94m) Via personal entrance door. Textured coved ceiling with ceiling light point and mains wired smoke alarm. Wall mounted emergency pull cord. Built in storage cupboard housing hot water boiler and shelving and access to electric fuseboard and meters. Storage cupboard measures 6'4" x 2'7".

### LIVING ROOM

15' 6" x 10' 3" (4.72m x 3.12m) UPVC double glazed opening doors to Juliette balcony with views over communal garden. Textured coved ceiling with two ceiling light points. Electric storage heater. Emergency pull cord. Centered feature marble hearth fireplace with electric flame effect fire inset. Carpet laid throughout. Double opening doors through to kitchen.

### KITCHEN

7' 4" x 7' 0" (2.24m x 2.13m) UPVC double glazed windows to side aspect. Textured coved ceiling with ceiling light point. Emergency pull cord. Wall mounted electric heater. Kitchen comprises of a range of wall mounted & base level kitchen cabinet units and drawers. Rolled edge worktop incorporating a four ring electric hob with extractor above. Stainless steel sink unit with drainer. Integral fan assisted oven. Space for two under counter appliances i.e. fridge & freezer. Ceramic tiled splashbacks. Vinyl flooring laid throughout.



### BEDROOM

13' 8" to built in wardrobes - narrowing to 12' 3" (4.17m x 3.73m) x 8'11". UPVC double glazed window to rear aspect, enjoying views over communal gardens. Textured coved ceiling with ceiling light fan. Emergency pull cord. Built in mirror fronted wardrobe. Wall mounted electric storage heater. Carpet laid throughout.

### BATHROOM

Texted ceiling with ceiling light point. Ceramic tiled walls throughout. Emergency pull cord. Suite comprises; panelled bath with thermostatic mixer shower over, wash basin inset to vanity storage unit and close coupled WC. Wall mounted heated towel rail. Vinyl flooring throughout.

### ADDITIONAL INFO

Council Tax Band: B - Rochford District Council.

GROUND RENT - approximately £364.00 twice a year.  
MAINTENANCE CHARGES - approximately £1685 twice a year - this includes Building Insurance. Cleaning of Communal areas. Upkeep of garden & grounds. Window cleaning. Laundry room facilities, Refuse/Domestic waste. Water & Sewage Charges.

REMAINING LEASE - 100 YEARS APPROXIMATELY.

THERE IS A 24 HOUR EMERGENCY APPELLO CALL SYSTEM.

Guest suite available for hire - 2 singled beds plus en-suite.

Parking facilities: There is a residents car park, on a first come, first serve basis.