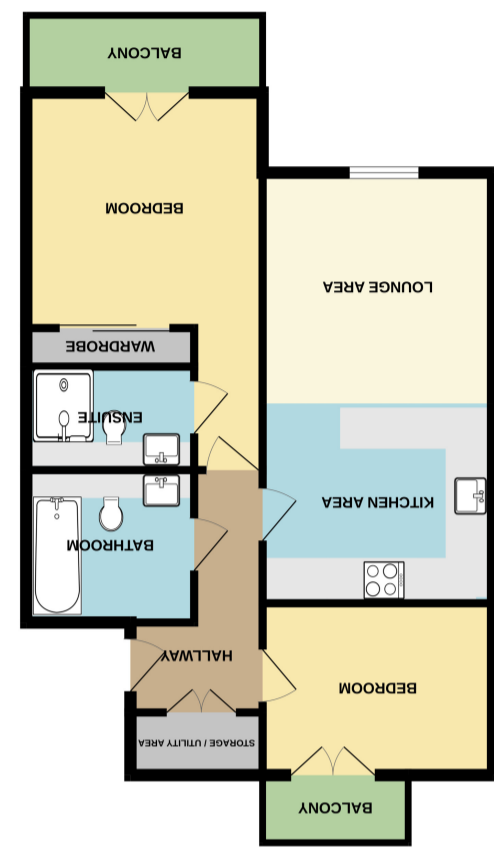


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, or may not have been evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

TOTAL FLOOR AREA - 650 sq ft (60.4 sq m) approx. Made with Measure 2024



1ST FLOOR APARTMENT
650 sq ft (60.4 sq m) approx.

Energy Efficiency Rating	
Potential	Current
	84
	84

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





GROUNDS & ENTRANCE

Approached via vehicular and pedestrian security entrance gates to residents car park. Allocated parking space. External bin stores and canopied bike storage area. The property is accessed via communal security entrance doors with intercom system. Stairs rising to all floors. The apartment is located on the first floor. Personal entrance door to apartment.

ENTRANCE HALL

Wall intercom system, wall mounted panelled radiator, laminate flooring. Large built in double storage cupboard serving as a utility area with plumbing for existing washing machine (to remain). Hot water system & access to electricity fuse board. Contemporary solid wood doors from hallway to all rooms.

OPEN PLAN LOUNGE / KITCHEN

TOTAL 21' 8" x 11' 0" (6.60m x 3.35m)

Smooth plastered ceiling throughout with inset spot lights to kitchen area and mains wired smoke alarm / heat detector. Wood laminate flooring throughout. Ceiling light point to lounge area. Wall mounted panelled radiator. Kitchen area comprises a range of modern gloss kitchen cabinet units and drawers. Integral Samsung appliances include; fridge freezer, dishwasher, induction hob, oven and stainless steel extractor canopy. Modern quartz work tops incorporate a stainless steel sink with mixer tap over and also serves as a large breakfast bar.

BEDROOM ONE

13' 1" x 11' 4" plus door recess (3.99m x 3.45m) UPVC double glazed French doors with fitted blinds provide access to glass balustrade balcony. Smooth plastered ceiling with two light points. Fitted wardrobes with sliding mirror fronted doors. Wall mounted panelled radiator. Carpet throughout. Door to en-suite.



EN SUITE SHOWER ROOM

7' 6" x 4' 9" (2.29m x 1.45m) Smooth plastered ceiling with inset spot lights and extractor. Suite comprising of double shower cubicle with inset thermostatic mixer shower, low level concealed cistern WC & wash basin with mixer tap inset to rolled edge bathroom work surface. Part ceramic tiled walls. Ceramic tiled flooring. Wall mounted heated towel rail.

BEDROOM TWO

11' 0" x 8' 3" (3.35m x 2.51m) UPVC double glazed French doors with fitted blinds provide access on to glass balustrade balcony. Smooth plastered ceiling with ceiling light point. Wall mounted radiator. Carpeted throughout.

BATHROOM

7' 7" x 6' 11" (2.31m x 2.11m) Smooth plastered ceiling with inset spot lights and extractor. Suite comprising of a panelled bath with mixer tap and inset thermostatic mixer shower over, low level concealed cistern WC & wash basin with mixer tap inset to rolled edge bathroom work surface. Part ceramic tiled walls. Ceramic tiled flooring. Wall mounted heated towel rail.

ADDITIONAL INFO

Council Tax Band C - Rochford District Council

We have been informed by our client that there are 247 years remaining of the lease.

Service charge is approx. £300 per quarter including ground rent, maintenance & buildings insurance.

Heating type: Gas central heating.

1 allocated parking space.

