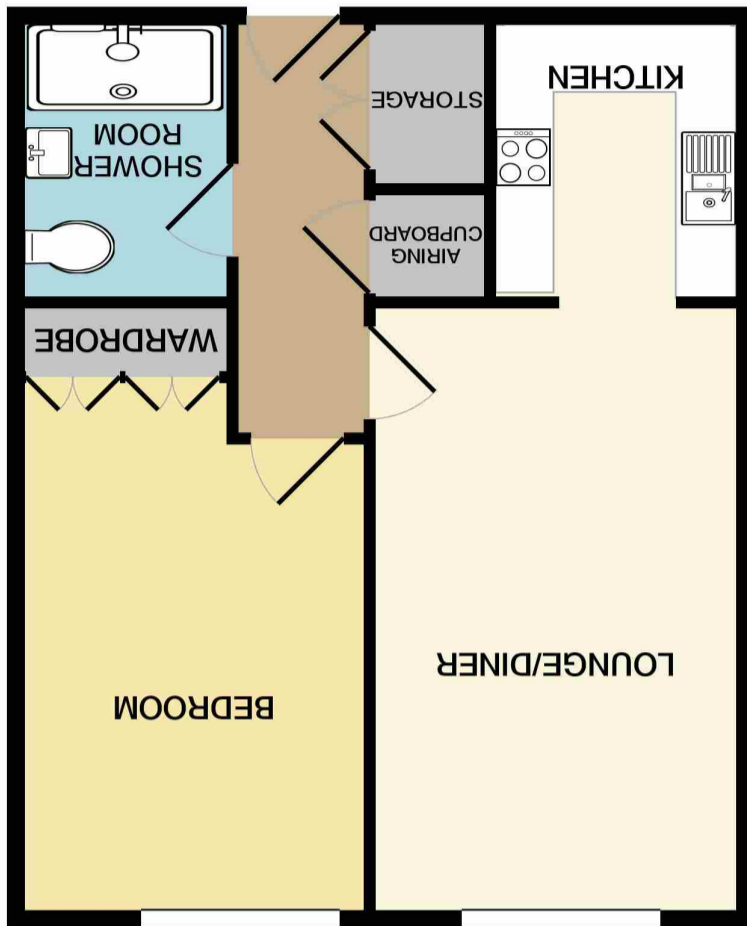


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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 489 SQ.FT. (45.5 SQ.M.)
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Energy Efficiency Rating	
Potential	Current
	79
	82
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	





COMMUNAL ENTRANCE HALL

Communal entrance door with entryphone security system to communal entrance hall, Bulletin boards, elevator and stairs leading to first floor.

ENTRANCE HALL

Accessed via front door. Recently fitted carpet to flooring. Wall mounted Electric storage heater. Deep built in walk-in storage cupboard accessed via double doors and access to fuse board. Telephone entry phone system. Warden control pull-cord. Telephone point. Power points. Deep built in airing cupboard housing hot water tank. Loft access. Coved ceiling. Carpet to flooring. Doors to accommodation:-

LOUNGE/DINER

16' 9" x 10' 4" (5.11m x 3.15m) UPVC double glazed window to rear aspect, overlooking garden. Recently fitted carpet to flooring. Power points. Aerial point. Sky point. Telephone point. Two Electric wall mounted storage heaters. Coved ceiling. Ample space for dining table & chairs. Archway leading through to kitchen:-

BEDROOM

16' 9" x 9' 9" (5.11m x 2.97m) MAX INTO WARDROBES. UPVC double glazed window to rear aspect, overlooking communal garden. Recently fitted carpet throughout. Floor to ceiling wardrobes with overhead storage. Wall mounted Electric storage heater. Power points. Warden control pull-cord. Ample space for King size bed and plenty of storage around.



BESPOKE FITTED HI-SPEC KITCHEN

7' 8" x 7' 1" (2.34m x 2.16m) German designer fitted kitchen with range of high spec wall and base level units. Contemporary work tops incorporating a stainless steel sink unit and mixer tap and four ring induction hob. Hand made wall mounted tiles. Integrated Electric double oven. Integrated Electric split level oven and grill (brand new - not used). Stainless steel extractor hood above hob with integral lighting. Space for fridge and freezer. Power points. Coved ceiling and tiled flooring.

RECENTLY FITTED FULLY TILED SHOWER ROOM

Spacious room comprising of modern three piece suite. Low level WC with dual flush mechanism. Pedestal hand wash basin with stainless steel mixer taps. Double walk-in shower enclosure. Wall mounted Electric shower. Warden controlled pull-cord. Fully tiled walls and flooring throughout in complimentary colour schemes. Extractor fan. Heated towel rail.

COMMUNAL GARDENS

Beautifully maintained communal grounds which are mainly laid to lawn with attraction landscaped shrub borders. Many seating areas to kick back and and relax. Well managed communal bin storage shed. Access to residential lounge, kitchen. laundry.

PARKING

Ample residents parking bays plus additional visitors parking.

LEASE / CHARGES & ADDITIONAL INFO

Remaining Lease - Approx' 969 years
 Maintenance and Ground rent combined - Approx' £255PCM
 Council Tax band B - Rochford District Council

