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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## East Street, Rochford, SS4 1DB



Guide Price £100,000 - £120,000

Situated in the heart of Rochford with a very short walk to the historic market square is this one bedroom ground floor self-contained **apartment for the over 55s**.

**NO ONWARD CHAIN.**

Council Tax Band:B. EPC Rating:D.

Our Ref 19659

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Accommodation comprises:

Entrance via hardwood entrance door to

#### **ENTRANCE HALL**

Storage cupboards. Storage heater.

#### **LOUNGE 14' 3" x 11' 4" (4.34m x 3.45m)**

Double glazed window to the rear aspect. Double glazed French doors providing access to the rear communal gardens. Storage heater.



#### **KITCHEN 10' 10" x 9' 1" (3.3m x 2.77m)**

Double glazed window to the front aspect. Double glazed window to the side aspect. Base and eye level units. Inset stainless steel sink drainer unit. Space for appliances. Part tiled walls.



#### **BEDROOM 10' 9" x 10' 9" (3.28m x 3.28m)**

Double glazed windows to the rear aspect. Built-in wardrobes. Storage heater.



### SHOWER ROOM 7' 5" x 6' 2" (2.26m x 1.88m)

Obscure double glazed window to the front aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Shower cubicle with thermostatic shower. Tiled walls.



### EXTERIOR

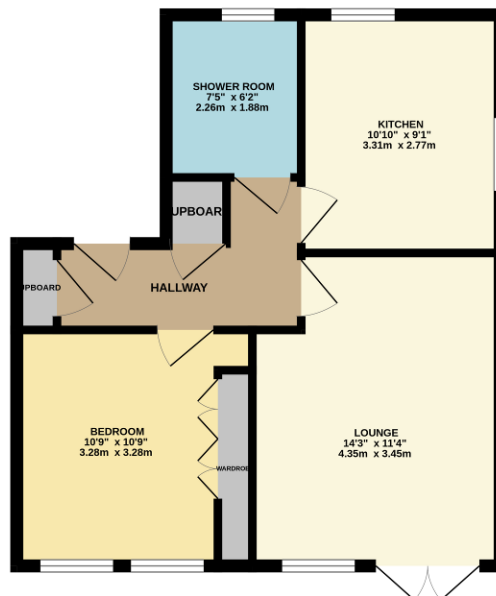
The property benefits from opening directly onto the communal garden leading through to the communal car park with allocated parking.



There are communal laundry facilities, a communal residents lounge with kitchen and computer area all within the main building of Leecon Lodge.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 10/24

### Agents Note:

*Leasehold - 62 years remaining  
Ground Rent - £60 pa  
Service Charge - £1,439 pa*

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.