

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## 38 Leecon Way, Rochford, SS4 1TU



O.I.E.O £165,000

AN IDEAL FIRST TIME PURCHASE OR BUY TO LET

Situated on the popular Leecon Way Estate is this modern one bedroom ground floor apartment with off street parking. Within walking distance to all local amenities including mainline railway station.

Council Tax Band: B. EPC Rating: C.

Viewing advised. Our Ref: 19619.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

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01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



Accommodation comprises:

Entrance via communal entrance door to communal entrance hall.

Personal door to flat.

### ENTRANCE HALL

Radiator. Tiled flooring. Coving to plastered ceiling.



### BATHROOM

uPVC double glazed window to side aspect. A three piece suite comprising panelled bath with shower attachment, hand wash basin with vanity storage below and back to wall wc. Towel rail. Tiled walls. Tiled flooring. Plastered ceiling.



### KITCHEN 8' 8" x 7' 5" (2.64m x 2.26m)

uPVC double glazed window to front and side aspects. A range of base and eye level units incorporating roll edge work surface with stainless steel sink with mixer tap and drainer unit. Large cupboards. Built in oven. Hob with extractor hood above. Recess with space and plumbing for washing machine. Integrated dishwasher. Integrated fridge freezer. Tiled flooring. Plastered ceiling.



**LOUNGE 17' x 10' 2" (5.18m x 3.1m)**

uPVC double glazed window to front and rear aspects.  
Radiator. Plastered ceiling.



**EXTERIOR.**

Communal garden. Communal parking.



**BEDROOM 13' 4" x 7' 5" (4.06m x 2.26m)**

uPVC double glazed window to front aspect. A range of built in wardrobes with mirror fronted sliding doors.  
Radiator. Coving to plastered ceiling.



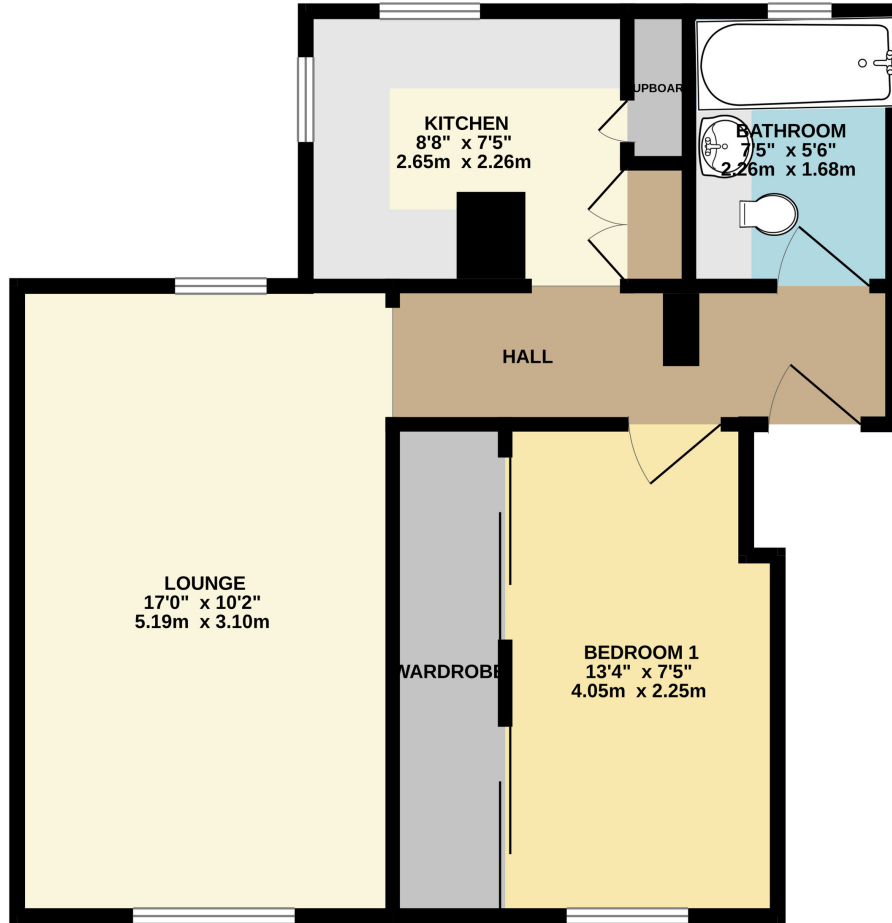
**Agents Note:**

121 year Lease.

Service Charge: £511.30 quarterly.

Ground Rent: £120 annually.

GROUND FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 471 sq.ft. (43.8 sq.m.) approx.

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 mis-statement. This plan is for illustrative purposes only and should be used as such by 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.  
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