

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Parklands, Rochford, SS4 1SY



Guide Price £160,000 - £170,000

Situated in the heart of Rochford, within walking distance of mainline railway station, local shops and bus routes, is this well presented, spacious one double bedroom ground floor apartment, modernised by the current owners with modern fitted kitchen and bathroom, allocated parking in communal car park.

Council Tax Band: B. EPC Rating: E.

Ref 20447

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Entrance via Communal Entrance Door to

COMMUNAL ENTRANCE HALL

Further glazed entrance door to Inner Hall

Personal entrance door to

HALLWAY

Doors to all rooms.

BATHROOM 8' 6" x 5' 6" (2.59m x 1.68m)

Obscure double glazed window. WC with concealed cistern. Inset wash hand basin with vanity storage below. Panelled bath with thermostatic shower over and glass shower screen. Tiled floor. Tiled walls. Plastered ceiling. Inset spot lights. Towel radiator.



BEDROOM 13' 6" x 9' 6" (4.11m x 2.9m)

Double glazed window. Fitted sliding door wardrobe. Plastered ceiling. Electric radiator.



LOUNGE 17' 2" max x 15' 5" max (5.23m x 4.7m)

Double glazed windows to two aspects. Plastered ceiling. Electric radiator. Open through to



Agents Note:

*Leasehold - 122 years remaining
Ground Rent: £180 paid in 2 instalments
Service Charge: £1,845
Managing Agents: Stratton House*

KITCHEN 11' 3" x 8' 6" (3.43m x 2.59m)

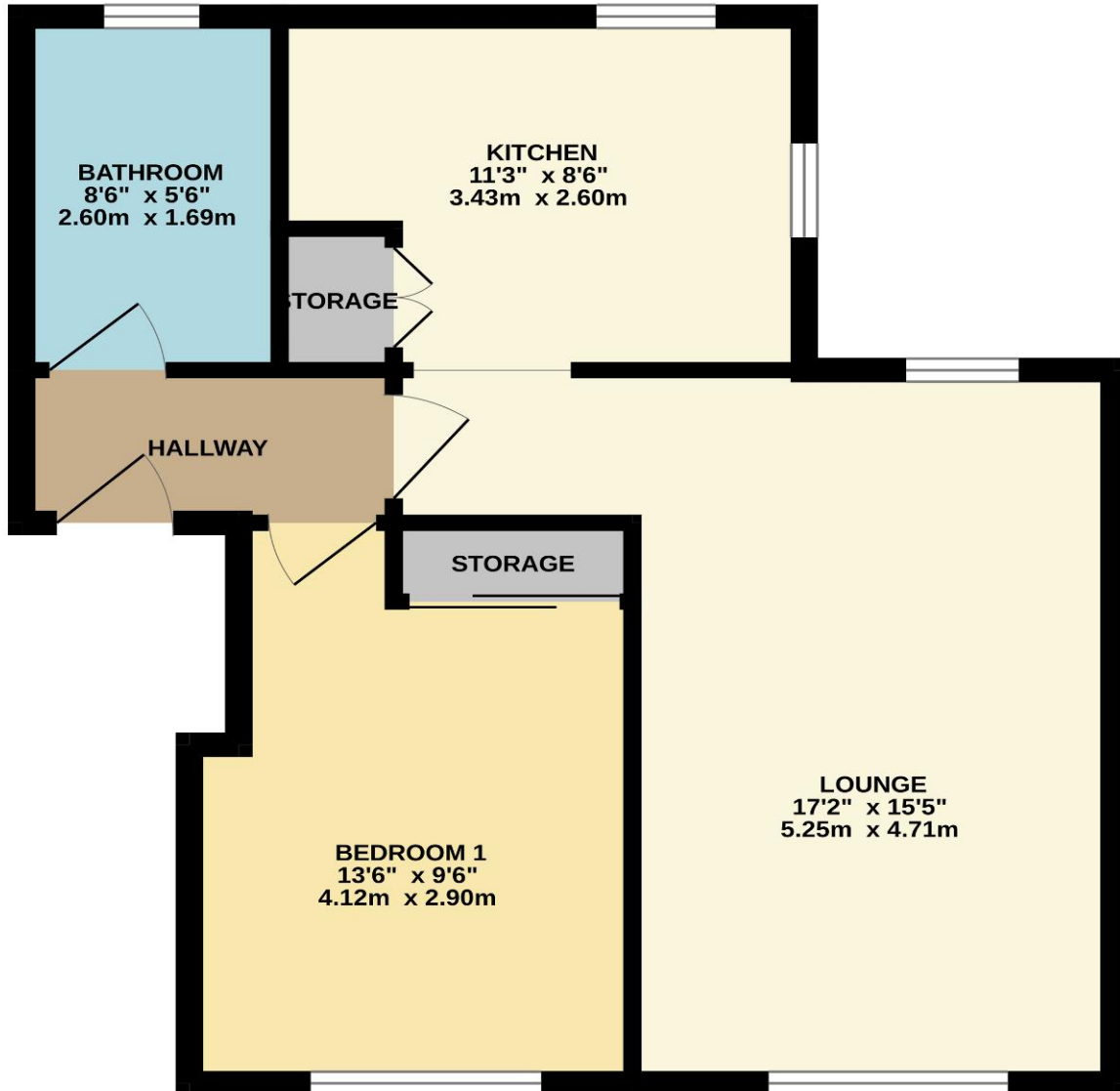
Double glazed windows to two aspects. Range of modern Shaker style base and eye level units. Wood effect work surfaces. Inset stainless steel sink drainer unit. Tiled splash backs. Space for free standing cooker. Space for appliances. Wood effect flooring. Plastered ceiling.



EXTERIOR

Allocated parking in communal car park.

GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 492 sq.ft. (45.7 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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