

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Powell Court, Southend Road, Rochford, SS4 1HB



£240,000

We are delighted to offer for sale this stunning two double bedroom ground floor apartment, located within the heart of Rochford, benefiting from having recently undergone complete renovation throughout, with modern fitted kitchen, garage in communal block to the rear and communal gardens. Close walking distance to mainline railway station with links to London Liverpool Street, local schools, shops and historic Market Square.

Council Tax Band: B. EPC Rating: C.

Ref 20048

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

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Entrance via personal double glazed entrance door to

SPACIOUS ENTRANCE HALL

Three full height storage cupboards. Wood effect flooring. Coving to plastered ceiling.



BATHROOM

Obscure double glazed window to the front aspect. WC with low level cistern. Pedestal wash hand basin. Panelled bath with shower over. Wood effect flooring. Tiled walls. Plastered ceiling. Radiator.



BEDROOM ONE 11' 4" x 13' 5" (3.45m x 4.09m)

Double glazed window, with custom fitted shutters, to the front aspect. Coving to plastered ceiling. Radiator.



BEDROOM TWO 12' 8" x 7' 10" (3.86m x 2.39m)

Double glazed window, with custom fitted shutters, to the rear aspect. Plastered ceiling. Radiator.



LOUNGE 15' 11" x 11' 4" (4.85m x 3.45m)

Double glazed full height window, with custom fitted shutters, to the front aspect. Wood effect flooring. Coving to plastered ceiling. Radiator.



RECENTLY FITTED MODERN KITCHEN 12' 10" x 7' 10" (3.91m x 2.39m)

Double glazed window to the rear aspect. Double glazed French doors providing access to Communal Garden. Comprehensive range of modern base and eye level units. Wood effect work surfaces. Inset one and half stainless steel sink drainer unit. Integrated eye level electric oven. Gas hob with built-in extractor over. Space for washing machine. Space for fridge/freezer. Wood effect flooring. Plastered ceiling.



EXTERIOR

The apartment has direct access to the **COMMUNAL GARDEN** and ample **COMMUNAL PARKING** with **OWN GARAGE** in block to the rear.



Agents Note:

The vendor has advised -

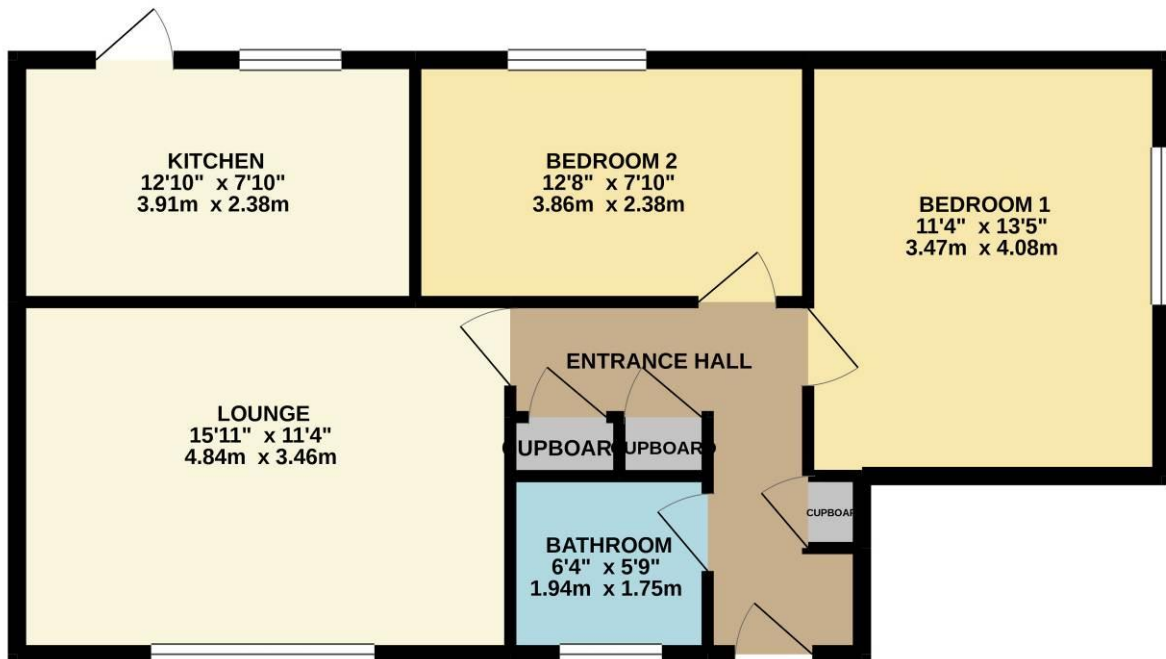
Lease: Approximately 145 years remaining

Service Charge: Approximately £50 per month

Ground Rent: £0

Management Agent: Powell Court Residents Association

GROUND FLOOR 650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 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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