

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Flat 9, Glenmore House, East Street, Rochford, SS4 1EQ



Guide Price:
£140,000 - £150,000

Situated in a very popular area of Rochford is this immaculate one bedroom flat for the over 55s. Having parking immediately in front of the flat, large lounge, modern kitchen, large bedroom, shower room and communal garden. Situated close to local shops, amenities and mainline railway station to London, Liverpool Street.

NO ONWARD CHAIN. Viewing advised. Council Tax Band: B.

EPC Rating: TBC. Our Ref: 20353.

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

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Accommodation comprises:

Entrance is either via the front of the block, through the communal entrance door, or at the rear of the block directly into the lounge of the property

Personal door to property.

ENTRANCE HALL

Two large storage cupboards. Radiator. Doors to lounge, bedroom and shower room.

SHOWER ROOM

Obscure double glazed window to side aspect. A three piece suite comprising enclosed shower, inset sink with vanity storage below and close coupled wc. Radiator. Part tiled walls. Vinyl flooring.



BEDROOM 10' 6" x 9' 9" (3.2m x 2.97m)

uPVC double glazed window to front aspect. Built in wardrobes with sliding doors. Radiator. Coving to ceiling.



LOUNGE 14' 4" x 12' 4" (4.37m x 3.76m)

uPVC double glazed window to front aspect. uPVC double glazed door to front aspect. Radiator. Coving to ceiling.

KITCHEN 15' 1" x 7' 9" (4.6m x 2.36m)

uPVC double glazed window to rear aspect. uPVC double glazed door providing access to rear garden. A range of base and eye level units incorporating roll edge work surface with inset sink drainer unit. Integrated appliances. Wood effect flooring.



EXTERIOR.

A COMMUNAL REAR GARDEN with lawn and shrub borders.

There is parking directly in front of the property for easy access to the door to lounge.

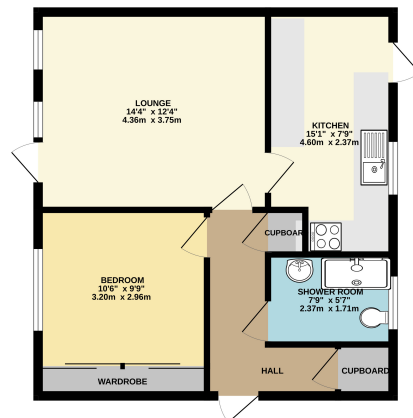
Agents Note:

Lease : 87 years remaining from 2025.

Over 55's only.

Service Charge : To be confirmed.

GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 528 sq.ft. (49.1 sq.m.) approx.
All dimensions are given to the centre-line of walls, unless otherwise stated. Measurements are for information only and should not be relied upon for legal purposes. The Seller does not warrant the accuracy of the measurements and does not accept any liability for any errors or omissions. The Buyer is advised to obtain verification from their Solicitor or Surveyor. The Seller does not warrant the accuracy of the measurements and does not accept any liability for any errors or omissions. The Buyer is advised to obtain verification from their Solicitor or Surveyor.

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.