

2 Bedroom Ground Floor Flat For Sale - **£190,000**

**Southchurch Rectory Chase Southend-On-Sea SS2 4XE**



## KEY FEATURES

- Two Bedrooms
- Open Plan Kitchen Lounge
- Views of the Impressive Communal Grounds
- Highly Sought After Old Rectory Estate
- Multiple Storage Units
- Double Glazing Throughout
- Access to Communal Gardens, Lounge and Utility area
- Access to Residents and Visitors Car Park
- Local to Shops and Popular Transport Routes
- Private Patio Area

## Description

Ground Floor Retirement Property! We are happy to welcome this spacious, two bedroom flat to the sales market. Located within the highly sought after Old Rectory retirement development, warden patrolled property offers a bright open plan kitchen lounge that provides views and direct access to the impressive communal grounds as well as a private patio area. With double glazing throughout, this property benefits from off street parking in a residents and visitors car park. Within this development, you have access to a selection of communal areas such as a communal laundry suite and lounge that hosts events throughout the week including quiz nights, bingo and afternoon tea. With no onward chain, early viewing is advised!

## Accommodation

### Communal Lobby

Accessed via a secure door, you enter the communal lobby for this block. In this space you will find access to the communal areas such as the lounge and utility room as well as the main office for the management team. Guided down a corridor, you are welcomed to the front door of the flat.

### Entrance Hallway

Accessed via a private, wooden front door, you are welcomed into the entrance hallway. Finished with carpet flooring and painted walls, this space features wall mounted mobility aid rails as well as access to a plethora of storage units. There are further doors leading to the bedrooms, bathroom and lounge.

### Lounge Diner 19' 4" x 10' 11" (5.89m x 3.32m)

Guided by the entrance hallway, you are welcomed into the open plan lounge diner. With the kitchen adjoining, this space is finished with carpet flooring and wallpapered walls. Featuring an ornate fireplace with a marble surround and intricate mantle, this space benefits from two double glazed windows towards the rear elevation of the property alongside a double glazed uPVC door that allows direct access to the communal gardens and a private patio. There is an opening towards the front elevation that provides open access to the kitchen area.

### Kitchen 7' 8" x 10' 11" (2.34m x 3.32m)

Accessed via the open plan lounge diner, there is a kitchen space comprised of both eye level and low level units. This space offers amenities such as an elevated, inset electric oven, electric hob, overhead extractor fan, sink paired with drier unit as well as plumbing for a washing machine. Finished with wallpapered walls and vinyl flooring, this space has the added benefit of splashback wall tiling.

### Bedroom One 14' 7" x 9' 4" (4.44m x 2.84m)

Accessed via the entrance hallway, there is the master bedroom. Finished with carpet flooring and wallpapered walls, this space boasts a fitted wardrobes, with mirrored sliding doors, as well as a double glazed window towards the rear elevation of the property, providing views of the communal gardens. Added benefits include a wall mounted electric heater.

### Bedroom Two 10' 7" x 7' 0" (3.22m x 2.13m)

Accessed via the entrance hallway, there is the second bedroom. This space boasts a double glazed window towards the rear elevation that provides views of the communal gardens whilst bringing plentiful natural light to the property. This space is finished with carpet flooring and wallpapered walls.

### Bathroom 6' 9" x 7' 1" (2.06m x 2.16m)

Accessed via the entrance hallway, there is the three piece bathroom. Comprised of a paneled bath, wall mounted shower, low level W/C and pedestal hand wash basin, this suite has the added benefit of a heated towel as well as a wall mounted mirrored storage unit alongside a fitted extractor. Finished with tiled walls and vinyl flooring.

### Off Street Parking

This property offers access to a residents and visitors car park.









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 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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EPC Graph & Additional Information

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		TBC	TBC
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Tax Band for this property is: **C**  
 EPC rating for this property is: **TBC**  
 Tenure of the property is: **Leasehold**

**If Leasehold**, the remaining lease term is approximately: **63** years.

For more detailed enquiries regarding the ground rent, maintenance costs, etc. please telephone our office.



Disclaimer

Whilst every effort is made to ensure that the information provided in these particulars is accurate, customers should view such information, including descriptions, room sizes & photos, purely as a guide and should not be relied upon. All appliances are untested. Items shown in the photos are not necessarily included with the property.