



85 Lesney Gardens, Rochford, Essex, SS4 1TZ

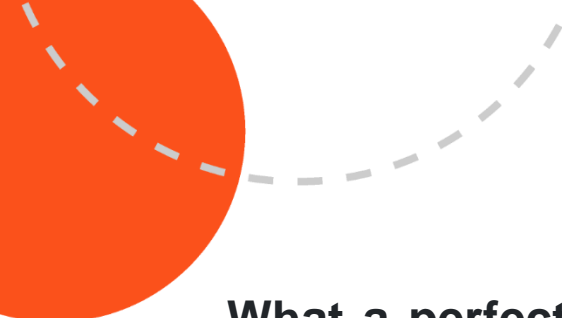
First Floor One Bedroom Flat / Price: £142,500 Leasehold / Tel: 01702 207720





ALL YOU
NEED IS
LOVE
AND A
CAT

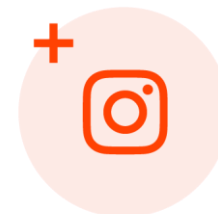




What a perfect opportunity to buy this spacious **one bedroom first floor apartment**, the initial upfront cost is much lower than you would expect because of the length of the unexpired lease term but flats in this development would usually achieve a sale price of £175,000 or a monthly rental of £800, making it an attractive proposition for investors. The flat delivers well decorated living space to include a modern high gloss light grey kitchen, bathroom with shower, double glazed windows and a bright lounge overlooking an attractive garden.

Location wise, the property is well positioned for commuters using the nearby Rochford train station with direct access into London, local shops at Ashingdon Road and Rochford plus numerous eateries and bars in and around market square. Southend Airport is also close to hand.

Find us on



GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.

**A space to
call home.**



TOTAL FLOOR AREA : 457 sq.ft. (42.5 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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Highlights

- / First Floor Flat
- / Double Bedroom
- / Modern High Gloss Kitchen
- / Spacious Lounge Overlooking Gardens
- / Bathroom with Shower
- / Plenty of Parking & Communal Garden
- / Perfect Buy to Let Investment
- / EPC C74



Communal entrance door with entry phone system, staircase leading to first floor, private entrance door providing access to:

Entrance Hall /

Fitted carpet, wall-mounted electric consumer board, entry phone point, plastered ceiling, white doors off:

Lounge /

14'1 x 10'2

Double glazed window, fitted carpet, coved, and plastered ceiling, power points, archway leading to:

Kitchen /

10'10 x 6'8

Fitted at both eye and base level in a range of light grey high gloss units with square edge wood working surfaces over and rose gold effect back plate, inset sink unit with mixer tap, electric hob, integrated oven, wall mounted extractor fan, storage cupboard, power points, floor covering, double glazed window, plastered ceiling.

Bedroom /

12'5 x 10'5

Two double-glazed windows, fitted carpet, plastered ceiling, power points,



Bathroom /

6'8 x 5'8

White suite comprising of toilet, pedestal wash hand basin and bath with wall mounted electric shower over and shower curtain, tiled walls in matching ceramics, plastered ceiling, double glazed window, floor covering.

Outside /

Well-maintained communal gardens, and access to residents' car park.

Terms of Lease /

The service charge is £141.20 a month, ground rent is £180 a year, paid in 2 £90 instalments and the unexpired lease is at 65 years.

PLEASE NOTE: We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

