



7 Grested Court, East Street, Rochford, Essex, SS4 1DF

One Bedroom Ground Floor Flat / **Price:** £175,000 Leasehold / **Tel:** 01702 207720



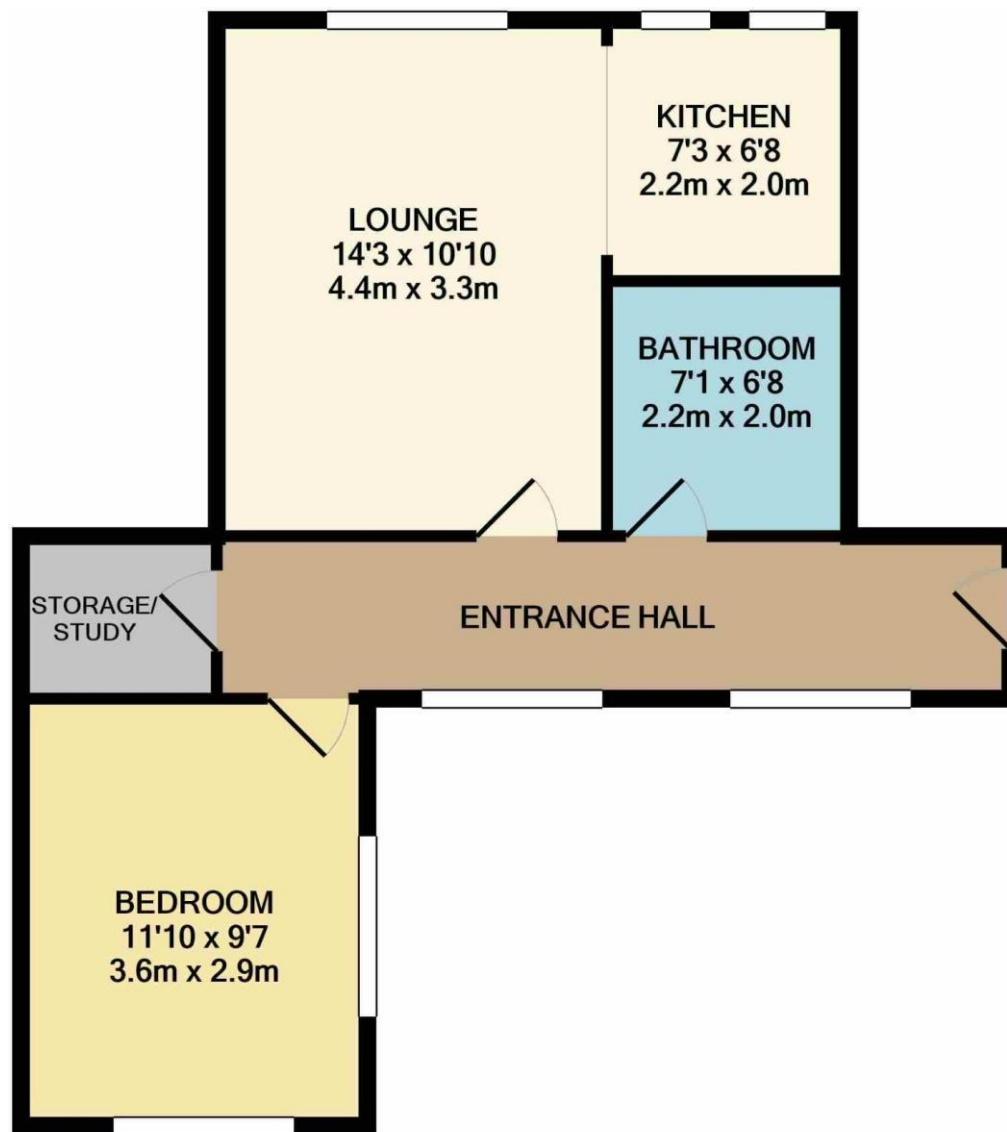


Take a look inside this delightful **one-bedroom** ground floor flat, perfectly situated in the heart of Rochford. This property offers a wonderful opportunity for first-time buyers, downsizers, or investors seeking a well-appointed home in a highly sought-after area. From the moment you step through the front door, you are greeted by a bright and welcoming entrance hall, setting a warm and inviting tone for the entire property. The thoughtful layout ensures a seamless flow throughout, making it easy to imagine everyday living and entertaining in this charming space.

One of the standout features of this property is its great location. Situated on East Street, you are just moments away from Rochford's vibrant array of shops, charming eateries, and essential amenities. The convenience of having everything within easy reach truly enhances the appeal of this home. For commuters, Rochford station is also close by, offering excellent train links to surrounding areas, making this an ideal base for those needing to travel for work or leisure. The proximity to local green spaces also offers opportunities for leisurely strolls and enjoying the outdoors.

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Property Information

- / One Bedroom Ground Floor Flat
- / Bright Welcoming Entrance Hall
- / Fully Fitted Kitchen
- / Useful Walk In Storage Cupboard
- / Spacious Lounge
- / Modern Bathroom Suite
- / Great Location Close to the Shops, Station & Eateries
- / Allocated Parking Space
- / Gas Radiator Heating



Secure entry phone system providing access into a communal hallway which has recently been refurbished, private entrance door leading to:

Entrance Hall /

Two double glazed windows to side aspect, radiator, power point, coved and plastered ceiling, wood floor covering, white wood doors leading to rooms.

Lounge /

14'3 X 10'10

Double glazed window to front aspect, coved and smooth plastered ceiling, power points, space for dining table, wood floor covering, radiator, open plan access leading to:

Kitchen /

7'3 X 6'8

Well fitted in range of grey fitted units at both eye and base level with working surface over, space for freestanding fridge, inset sink unit with mixer tap, integrated oven and hob, wall mounted extractor fan, space and plumbing for washing machine, wall mounted boiler, tiled working areas, wood floor covering, extractor fan, two double glazed windows, coved and plastered ceiling.

Bedroom /

11'10 X 9'7

Two double glazed windows to side and rear aspect, fitted carpet, radiator, coved and plastered ceiling, power points.





Lounge / 7'1 X 6'8

White suite comprising of toilet, pedestal wash hand basin, panelled bath with mixer tap and handheld shower attachment, part tiled walls, wood effect floor covering, coved and plastered ceiling, heated towel rail, pull light switch, extractor fan.

Wak in Storage Cupboard /

Perfect for storage, power point, wall mounted fuse box, coved and plastered ceiling, floor covering.

Parking /

Private parking space for one vehicle.

Tenure /

Lease Term: 75 years Unexpired

Ground Rent: £50 per annum

Service Charge: Approx £1750 per annum

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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.



