



Flat 8, Norwich House, Ashingdon Road, Rochford, Essex, SS4 3EH

One Bedroom Ground Floor Apartment / **Price:** £110,000 Leasehold / **Tel:** 01702 207720



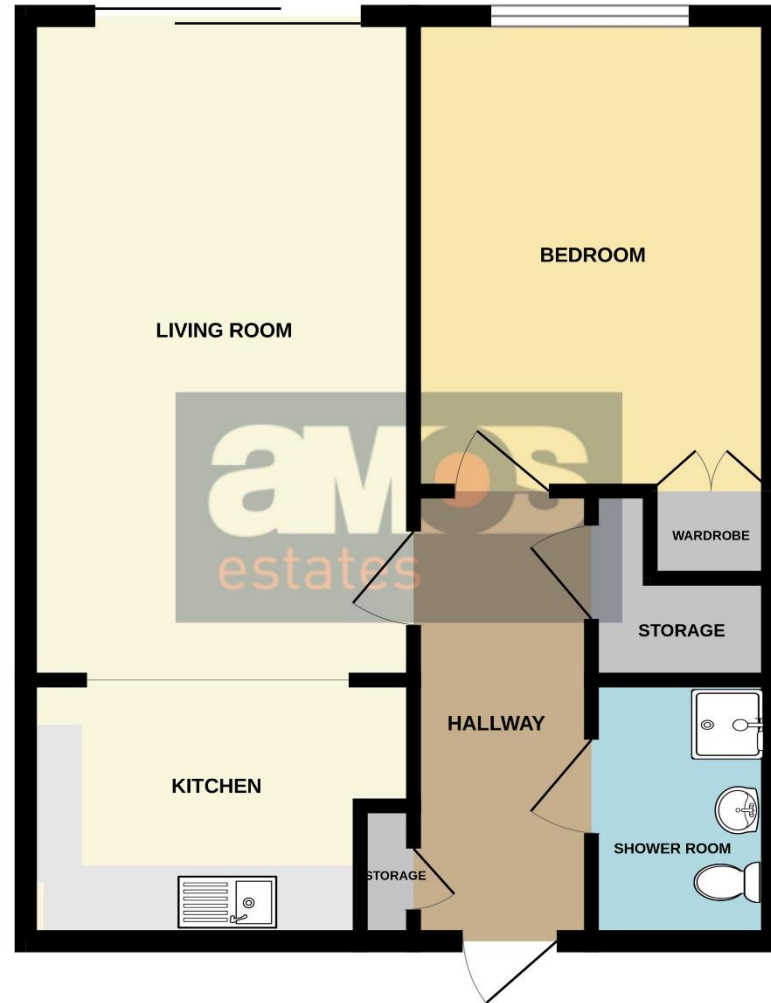


Take a look at this wonderful opportunity to purchase this well-presented **one-bedroom** ground floor retirement flat, set within a well-regarded development. The accommodation comprises a spacious open-plan kitchen/living room, offering a comfortable and practical layout. From here, doors open directly onto the well-maintained communal garden, providing a peaceful outdoor seating area to enjoy. The flat also features a generous double bedroom and a three-piece shower room. Residents benefit from a range of excellent communal facilities, including a residents' lounge, communal kitchen, laundry room and communal parking. The building further offers lift access to all floors and the reassurance of an on-site supervisor. A great purchase for those seeking a convenient, secure, and sociable retirement setting.

Location wise, the property is close to the nature reserve which is perfect for leisurely walks and within easy distance of the shops, train station and eateries at the market town of Rochford. **No Onward Chain.**

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Property Information

- / One-bedroom ground floor retirement flat
- / Direct access from living room to well-maintained communal garden
- / Spacious open kitchen/living room
- / Generous double bedroom
- / Three Piece Shower Room
- / Excellent communal facilities
- / Communal Parking
- / Council Tax Band: B
- / EPC Rating: C
- / Close to Rochford town centre, train station, shops and eateries
- / No Onward Chain!



Entrance door leading to:

Communal Hall /

Wood effect flooring, lift access to first floor, door leading to:

Entrance Hall /

Plastered ceiling, wood effect floor covering, storage cupboard, security entry phone system, doors leading off:

Kitchen /

8'6 x 6'2

Fitted at both eye and base level in a range of wood roll units with working surface over, integrated oven and electric hob with extractor fan above, sink unit with mixer tap and drainer, space for fridge/freezer, plastered ceiling, wood effect floor covering, part tiled walls, power points, open access to:

Living Room /

17'1 x 10'3

Double glazed sliding patio doors to communal garden, plastered and coved ceiling, fitted carpet, electric heater, power points.

Bedroom One /

13'7 x 9'1

Double glazed window to rear aspect, plastered ceiling, fitted carpet, built in wardrobe, electric heater, power points.

Shower Room /

Three piece suite comprising of safety glass cubicle with fitted shower unit, vanity unit with sink top and separate taps, low level w/c, plastered ceiling, wood effect floor covering, tiled walls, extractor fan.



Communal Areas /

Communal areas include a residents' lounge, a communal kitchen, a laundry room, and communal parking. There is also a large, well-maintained communal garden with patio seating areas. The building also benefits from an on-site supervisor and lift access.

Lease Details /

Length of Lease: 94 Years Remaining

Service Charge: £3,482.17 Per Year

Ground Rent: £0



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