



Flat 13, Boleyn House, Roche Close, Rochford, Essex, SS4 1PS

Two Bedroom First Floor Apartment | **Guide Price:** £190,000 - £210,000 Leasehold | **Tel:** 01702 207720

**amos**

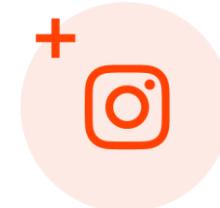


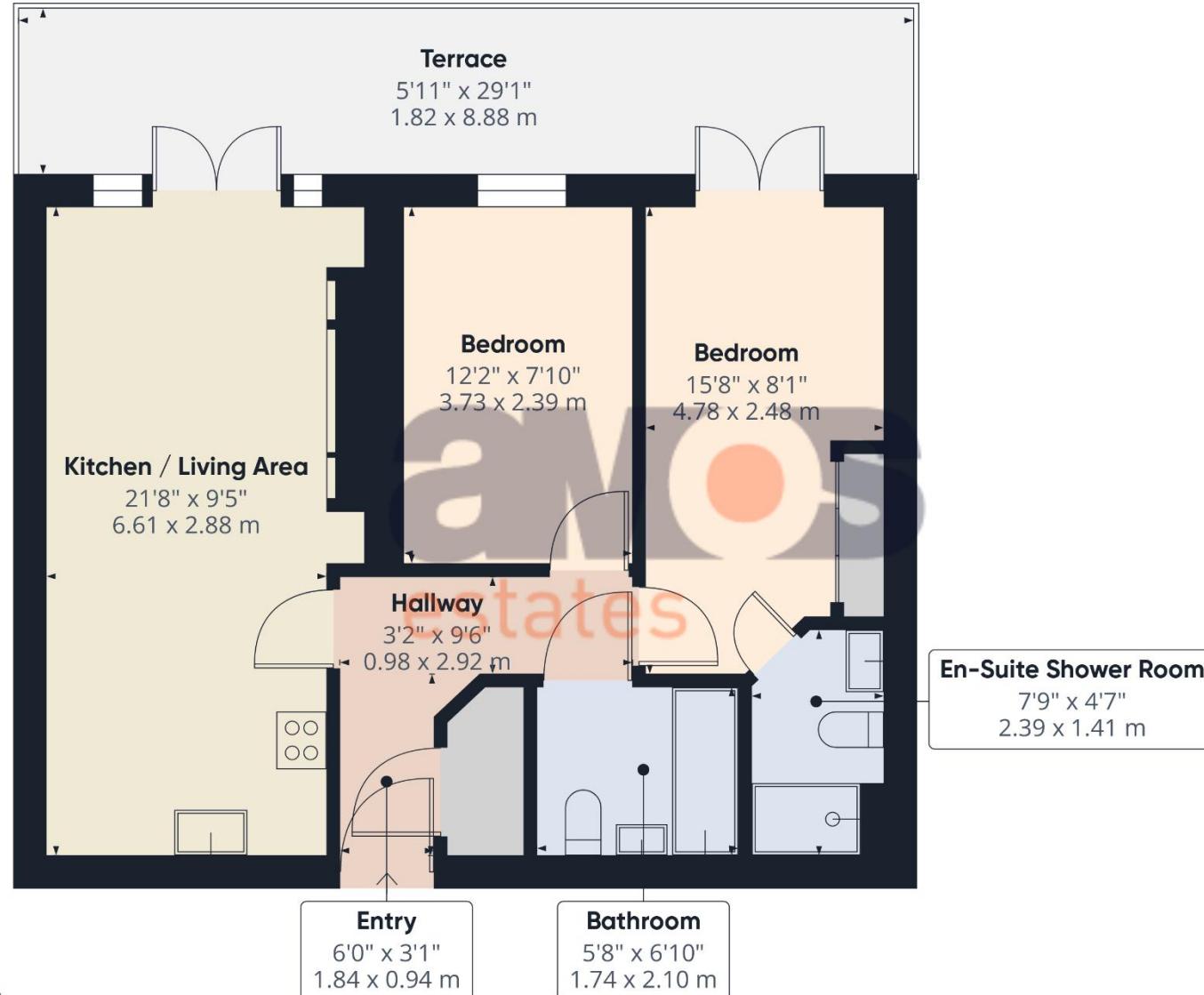
**AMOS**  
estates

Welcome to this beautifully presented first-floor apartment, offering **two double bedrooms** and bright, well-designed living spaces throughout. Upon entry, doors lead to the main living areas, including a spacious open-plan living, dining and kitchen area featuring integrated appliances and direct access to the balcony. The property further benefits from two double bedrooms, with the main bedroom enjoying its own en-suite shower room. A modern family bathroom serves the remainder of the apartment. Externally, the private balcony also provides access to a communal sun patio area. Additional features include allocated parking.

Positioned within easy walking distance to Rochford train station providing quick, fast direct access to Central London. The property is located within a short walk of Rochford Village Square providing you with local shops and eateries on your door step. The property is also in the catchment area to local primary and secondary schools. We have produced a **360' virtual tour** for you to look around this home, don't delay in making an appointment to view in person.

Find us on

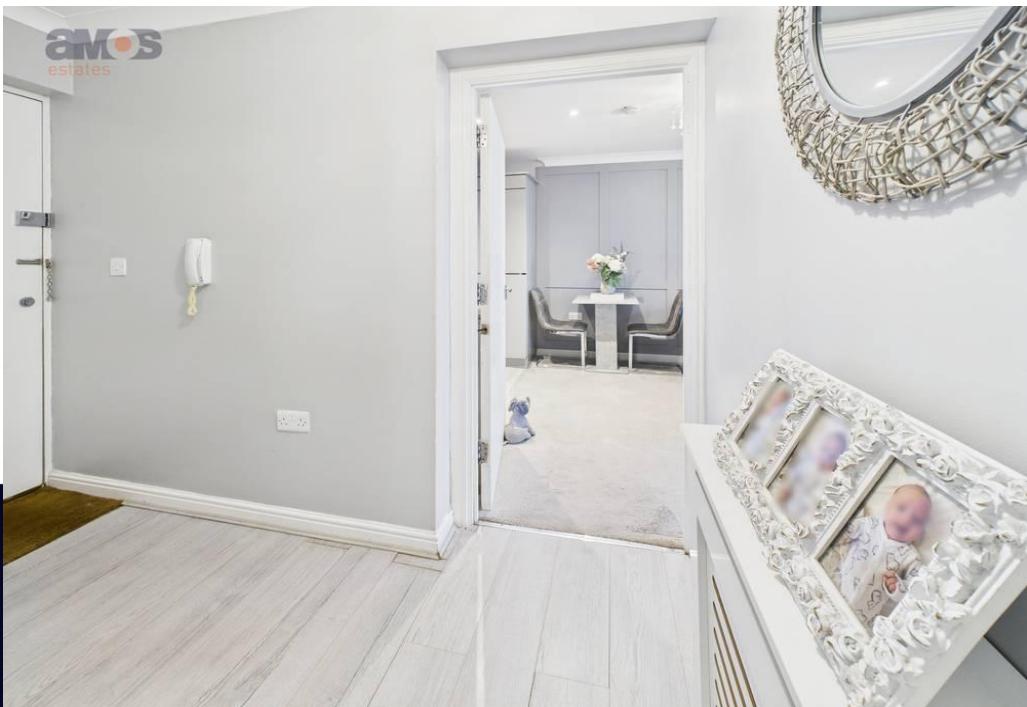






## Property Information

- / First-floor modern apartment
- / Two double bedrooms
- / Main bedroom with en-suite shower room
- / Bright living, dining and kitchen area
- / Modern family bathroom
- / Private balcony with access to communal sun patio
- / Allocated parking space
- / Close to Rochford Village Square, shops and eateries
- / Approx 576 Sq. Ft in Size
- / Council Tax Band: B
- / EPC Rating: D
- / 360' Virtual Tour!



Entrance door leading to:

### **Entrance Hall /**

**6'0 x 3'1 plus 9'6 x 3'2**

Plastered and coved ceiling, wood effect floor covering, storage cupboard housing water tank, entry phone system, radiator, power points, doors leading off:

### **Open Plan Living Room & Kitchen /**

**21'8 x 9'5**

### **Kitchen /**

Fitted at both eye and base level in a range of grey units with wood roll working surface over, integrated appliances such as fridge/freezer, oven and four ring electric hob with extractor fan above, stainless steel sink with mixer tap and drainer, part tiled walls, plastered ceiling with integrated spotlights, wood effect floor covering to fitted carpet.



### **Living Room /**

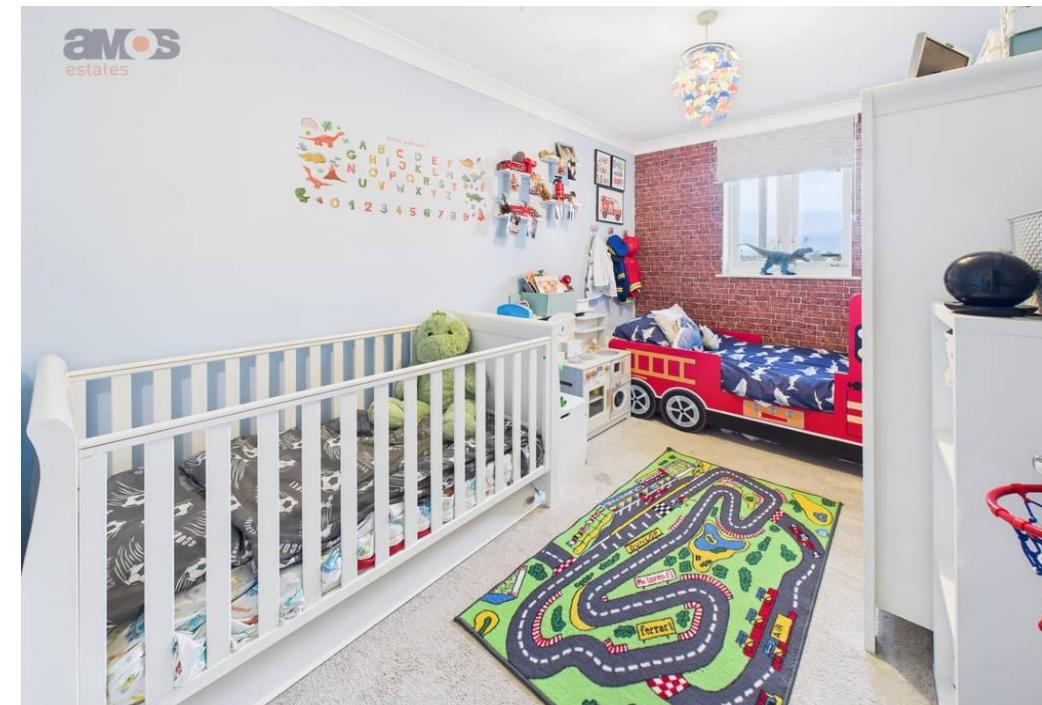
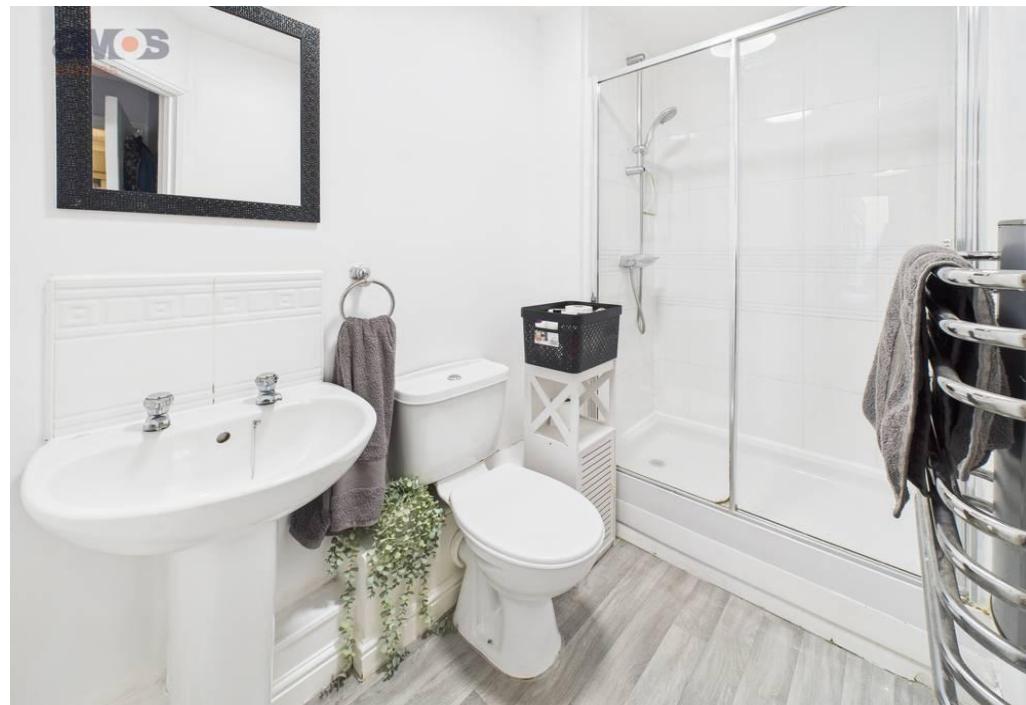
Double glazed windows to rear aspect and double glazed patio doors to sun terrace, plastered and coved ceiling, fitted carpet, built in shelving, power points.



### **Bathroom /**

**6'10 x 5'8**

Three piece suite comprising of integrated bath with mixer tap, vanity unit with sink top and mixer tap, low level w/c, plastered ceiling, tiled flooring and part tiled walls, chrome heated towel rail, extractor fan.



## Bedroom One /

**15'8 x 8'1**

Double glazed patio doors to sun terrace, plastered and coved ceiling, fitted carpet, built in wardrobes, power points, door leading to:

## En-Suite Shower Room /

**7'9 x 4'7**

Three piece suite comprising of shower cubicle with fitted shower unit, pedestal wash hand basin with separate taps, low level w/c, plastered ceiling, wood effect floor covering, chrome heated towel rail, extractor fan.

## Bedroom Two /

**12'2 x 7'10**

Double glazed window to rear aspect, plastered and coved ceiling, fitted carpet, radiator, power points.

## Balcony /

**29'1 x 5'11**

Good sized balcony with access to communal sun patio, artificial grass.

## Lease Details /

Remaining Term: 134 Years Remaining

Ground rent : £466 per annum

Service Charge: £ 190 per month (Also includes water bill)

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.

