



Rochford, Guide Price £165,000 - £170,000, One Bed Upper Floor Flat

Essex Guild Homes are Delighted to Offer For Sale this Good Size One Bedroom First Floor Flat which Benefits From an Extended Lease Now 125 Years. Remarkably Low Service Charge of Just £80 pcm which Includes Buildings Insurance and Water In & Out.

NEW Carpets Scheduled to be Laid ! NO CHAIN

Lease Remaining: 125 Years (Just Extended) Service Charge: £80pcm Ground Rent: £180pa



ESSEX GUILD HOMES

WE VALUE PEOPLE, NOT JUST PROPERTY

Rochford, Essex, SS4 1TT

GUIDE PRICE £165,000 - £170,000

GOOD SIZE ONE BED FIRST FLOOR FLAT

WALKING DISTANCE OF ROCHFORD TRAIN STATION WITH TRAINS TO LONDON LIVERPOOL ST

LOW SERVICE CHARGE / JUST £80 PCM AND RECENTLY EXTENDED LEASE TO 125 YEARS

BRIGHT "DUAL ASPECT" 17FT LOUNGE / DINING ROOM OPENS TO KITCHEN

10 FT 7 KITCHEN / BREAKFAST ROOM

LOUNGE AND BEDROOM FACE THE GARDENS TO FRONT

"NEW CARPETS" SCHEDULED TO BE FITTED

COMMUNAL GARDENS & COMMUNAL PARKING

LOW SERVICE CHARGE INCLUDES: BUILDINGS INSURANCE, WATER & SEWERAGE, WINDOW CLEANER, GARDENER 7 MORE

Energy Performance Rating: C

Council Tax Band: B

Inspected By: Thomas Devlin-James

Disclaimer: The measurements indicated are supplied for guidance only, potential buyers are advised to re-check the measurements before committing to any expense.

Rooms:

Entrance Hall

Lounge / Dining Room

17' 2" x 10' 2" (5.23m x 3.10m)

Kitchen / Breakfast Room

10' 7" x 8' 2" (3.22m x 2.49m)

Bedroom overlooks Garden to Front

13' 2" x 9' 5" (4.01m x 2.87m)

Family Bathroom

7' 6" x 5' 7" (2.28m x 1.70m)

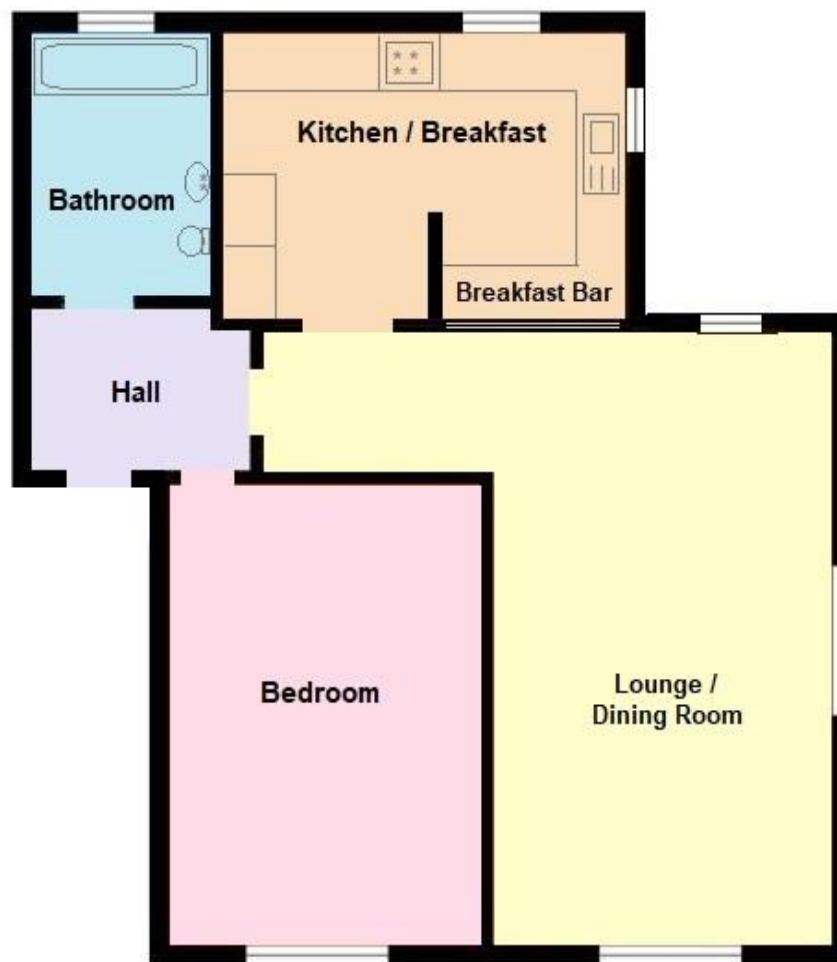
Lease Information:

Service Charge: £80pcm (includes Building Insurance and Water In/Out)

Ground Rent: £180pa

Length of Lease: 125 Years (just extended)





All Sizes are approximate and buyers should fully check rooms etc before committing to any expense