



Connells

Sandon Close  
Rochford





### Property Description

Fantastic One bedroom ground floor apartment, benefiting from, entrance hallway, feature lounge, fitted kitchen, one double bedroom, fitted bathroom, outside communal parking. Ideal First time buy or Investment.

### Communal Entrance

Access via door to front. Access to all floors.

### Entrance Hall

Access via door to front.

### Lounge / Diner

14' 5" x 10' 1" ( 4.39m x 3.07m )

Double glazed window to rear. Electric storage heater.

### Kitchen

11' 1" x 6' 9" ( 3.38m x 2.06m )

Double glazed window to rear. Kitchen is fitted with a range of wall mounted and base units, finished with worksurfaces, inset with sink/drainer unit. Space and plumbing for appliances.

### Bedroom

12' 4" x 10' 4" ( 3.76m x 3.15m )

Double glazed window to side. Electric storage heater.

### Bathroom

Double glazed window to front. Three piece suite comprising of panel enclosed bath with shower over, wash hand basin and low level flush W.C. Tiled walls. Laminate flooring.

### Outside

There is a communal parking area.

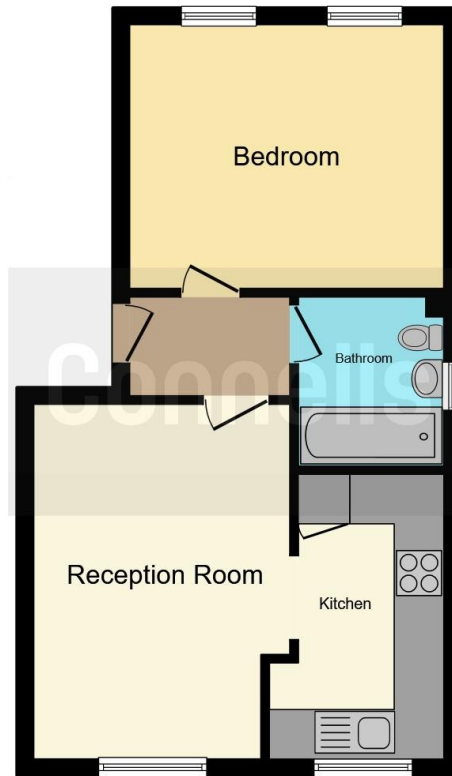












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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