

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Flat 7 Coachman Court, 35 Ashingdon Road, Rochford, SS4 1FF



Offers in the Region of £100,000

Situated in the popular Coachman Court development for the over 60's boasting an array of facilities to include residents lounge, function room, heavily subsidised restaurant and video entry system, is this beautifully presented one bedroom, ground floor retirement apartment benefiting from having large lounge/diner with double opening doors to kitchen, master bedroom and modern fitted bathroom. Within close proximity to local shops, mainline railway station and bus routes.

NO ONWARD CHAIN.

Council Tax Band: C. EPC Rating: tbc.

Ref 19506

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

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Entrance via Security Entrance Door to Communal Entrance Hall.



Personal ground floor entrance door to

HALLWAY

Large walk-in Storage cupboard housing water tank and meters. Wood effect flooring. Coving to plastered ceiling.



BATHROOM

WC with low level cistern. Inset wash hand basin with vanity storage below. Wood panelled bath with chrome mixer tap. Fully tiled walk-in shower cubicle with thermostatic shower. Tiled floor. Part tiled walls. Coving to plastered ceiling. Heated towel radiator.



BEDROOM 22' 3" max x 8' 10" max (6.78m x 2.69m)

Double glazed window with custom fitted shutters, to the front aspect. Built-in mirror fronted sliding door wardrobes to one wall. Additional built-in wardrobe. Coving to plastered ceiling. Electric radiator.



LOUNGE/DINER 27' 3" x 10' 8" (8.31m x 3.25m)

Double glazed door and adjacent full height window with custom fitted full height shutters, to the front aspect. Wood effect flooring. Coving to plastered ceiling. Electric radiators. Double opening doors providing access to Kitchen.



KITCHEN 8' 3" x 6' 10" (2.51m x 2.08m)

Double glazed window with custom fitted shutters, to the front aspect. Base and eye level units. Granite effect work surfaces. Inset stainless steel sink drainer unit. Integrated eye level electric oven. Inset electric hob with extractor above. Integrated appliances. Tiled floor. Coving to plastered ceiling.

EXTERIOR

The property has a spacious walled entrance with communal car park with on site mobility scooter garage.



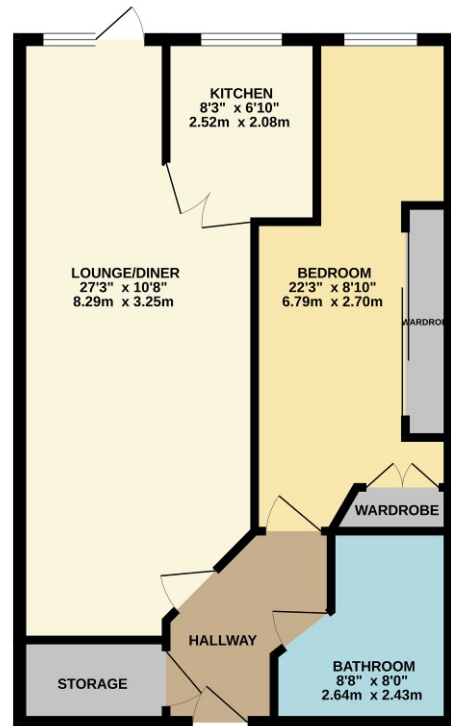
COMMUNAL FACILITIES INCLUDE:

- Residents Lounge with free tea and coffee making facilities;
- Heavily subsidised Residents Restaurant with waitress service;
- Private Function/Dining Suite, which is available to book;
- Overnight Guest Suite;
- Laundry Room;
- 24 Hour manned Security Door Entry;
- Parking;
- Gardens;
- Refuse area





GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note:

Service Charge (which includes 1 hour housekeeping per week):
Ground Rent:
Length of Lease: