WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Lucam Lodge, The Garners, Rochford, SS4 1DS









Guide Price: £150,000 - £175,000

Situated in this popular area of Rochford is this one bedroom ground floor retirement flat for the over 55's with private garden, communal garden with gate providing access to Millview Meadow Park. Being situated within easy walking distance of Rochford town centre and local shops.

NO ONWARD CHAIN. Council Tax Band: A. EPC Rating: C. Our Ref: 20269.



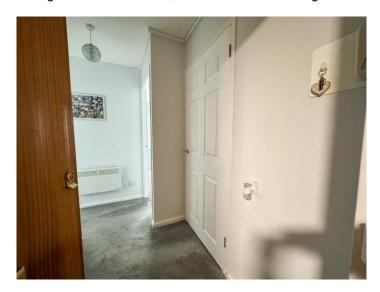
Accommodation comprises:

Entrance via secure communal entrance door to entrance hall.

Personal door to property.

ENTRANCE HALL

Electric radiator. Two storage cupboards. Plastered ceiling. Doors to bedroom, shower room and lounge.





SHOWER ROOM

A three piece suite comprising enclosed shower, inset sink with vanity storage below and close coupled wc. Tiled walls. Extractor fan.



BEDROOM 11' 8" x 8' 8" (3.56m x 2.64m) uPVC double glazed window to rear aspect. Electric radiator.



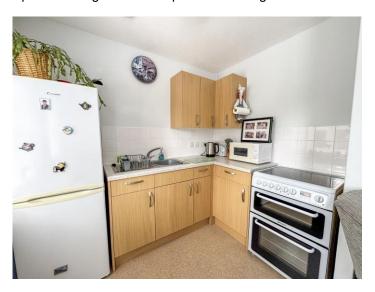
LOUNGE 16' 8" x 9' 4" (5.08m x 2.84m)

uPVC double glazed windows to rear aspect. uPVC double glazed door to rear aspect. Electric radiator. Open to kitchen.



KITCHEN 8' 7" x 5' 9" (2.62m x 1.75m)

uPVC double glazed window to rear aspect. A range of base and eye level units incorporating roll edge work surface with inset sink drainer unit. Integrated cooker. Space for fridge freezer. Splash back tiling.



EXTERIOR.

A PRIVATE EAST FACING GARDEN accessed via the kitchen plus communal gardens to the right and left hand side. Pathway with gate providing direct access to Millview Meadow Park.







The FRONT has block paving leading to secure communal entrance.

Agents Note:

The vendors advise: New internal doors. New water tank. New heaters.

Manager from 8.30am to 4pm each day.

Lease: 120 years remaining (longer than average for the

properties in the complex).

Managing Agents: Nottinghill Genesis.

Service Charge: £282.21 per calendar month (including

ground rent and service charge).

The complex benefits from a communal lounge, communal laundry room and private parking.

GROUND FLOOR 397 sq.ft. (36.9 sq.m.) approx.

