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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.**

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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.



TOTAL FLOOR AREA: 397 sq.ft. (36.9 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, 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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Consumer Protection from Unfair Trading Regulations 2008.

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