

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Flat 4, Norman House, 28 Rocheway, Rochford, SS4 1DQ



£200,000

Situated in a quiet side street just a stone's throw from Rochford's historical high street and town square, is this immaculate first floor apartment benefiting from having two double bedrooms and one allocated parking space. Walking distance to local shops, mainline railway station and bus routes. NO ONWARD CHAIN.

Viewing advised. Council Tax Band: B. EPC Rating: C. Our Ref 18220

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Accommodation comprises:

COMMUNAL ENTRANCE

Communal entrance hall with stairs to first floor accommodation.

ENTRANCE HALL

Storage cupboard with white high gloss unit with wood effect work surface, incorporating integrated under counter freezer. Access to loft.

BEDROOM ONE 9' 4" x 11' 5" (2.845m x 3.490m)

Double glazed window to the side aspect. Velux window. Radiator.



BEDROOM TWO 9' 1" x 9' 9" (2.783m x 2.978m)

Velux window. Radiator.



BATHROOM 6' 9" x 5' 0" (2.061m x 1.530m)

Velux window. Low level WC. Inset wash hand basin with vanity storage below. Panelled bath with glass shower screen and shower over. Tiled floor. Part tiled walls. Chrome heated towel radiator.



LOUNGE 11' 4" x 11' 9" (3.477m x 3.591m)

Double glazed window to the side aspect. Velux window. Radiator.

KITCHEN 7' 4" x 6' 9" (2.245m x 2.073m)

Velux window. Modern white gloss base and eye level units. Wood effect work surfaces. Inset stainless steel sink drainer unit. Integrated electric oven. Induction hob. Integrated washing machine. Integrated fridge. Wall mounted combination boiler. Tiled floor.

EXTERIOR

One allocated parking space.

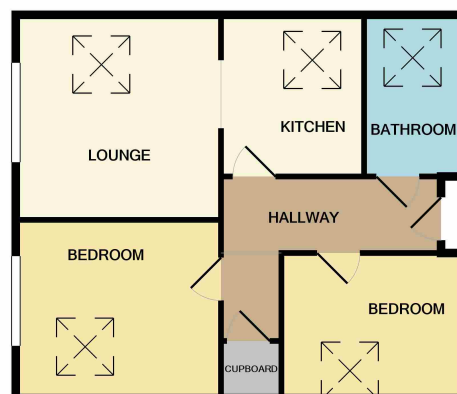
Agents Note:

Length of Lease : 114 years.

Annual Ground Rent : £325.

Service Charge : £339.65 (Feb 2022).

Managing Agents : Ayres & Cruiks.



TOTAL APPROX. FLOOR AREA 562 SQ.FT. (52.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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