

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

White Horse Court, 66 North Street, Rochford, SS4 1AD



Guide Price £280,000 - £290,000

Situated in a central location is this well presented two good size bedroom first floor apartment in a recently developed apartment block, finished to a high standard and benefiting from having large lounge, modern kitchen and bathroom, a large storage room/study and allocated parking. Close walking distance to local shops, mainline railway station and local schools.

NO ONWARD CHAIN.

Council Tax Band: C. EPC Rating: C. Ref 20487

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Entrance via entrance door at the rear to

COMMUNAL ENTRANCE HALL

Stairs to first floor landing.

Fire Resistant entrance door to

HALLWAY

Wood effect laminate flooring. Plastered ceiling. Electric radiator.



STORAGE ROOM/STUDY 7' 2" x 6' 9" (2.18m x 2.06m)

(Restricted head height)

Boiler. Electric meter. Wood effect laminate flooring.



BEDROOM TWO 10' 3" x 8' 6" (3.12m x 2.59m)

Double glazed sash window to the front aspect. Plastered ceiling. Electric radiator.



BEDROOM ONE 12' 3" x 10' 4" (3.73m x 3.15m)

Double glazed sash window to the front aspect. Plastered ceiling. Electric radiator.



BATHROOM

Obscure double glazed sash window to the rear aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Panelled bath with shower over and shower screen. Tiled floor. Part tiled walls. Plastered ceiling. Inset spot lights. Towel radiator.



LOUNGE 15' 11" x 10' 7" (4.85m x 3.23m) Double glazed sash window to the side aspect. Wood effect laminate flooring. Plastered ceiling. Electric radiator. Open through to



KITCHEN 10' 4" x 7' 7" (3.15m x 2.31m) Double glazed sash window to the front aspect. Range of base and eye level units. Square edge work surfaces with upstands. Inset stainless steel sink drainer unit. Integrated Bosch electric oven with Induction hob, stainless steel extractor above and coloured splash back. Integrated dish washer. Integrated washing machine. Integrated fridge. Integrated freezer. Wood effect laminate flooring. Plastered ceiling.



EXTERIOR There is a communal garden to the rear and car park with one allocated parking space.



Agents Note:

Managing Agent - Sorrells

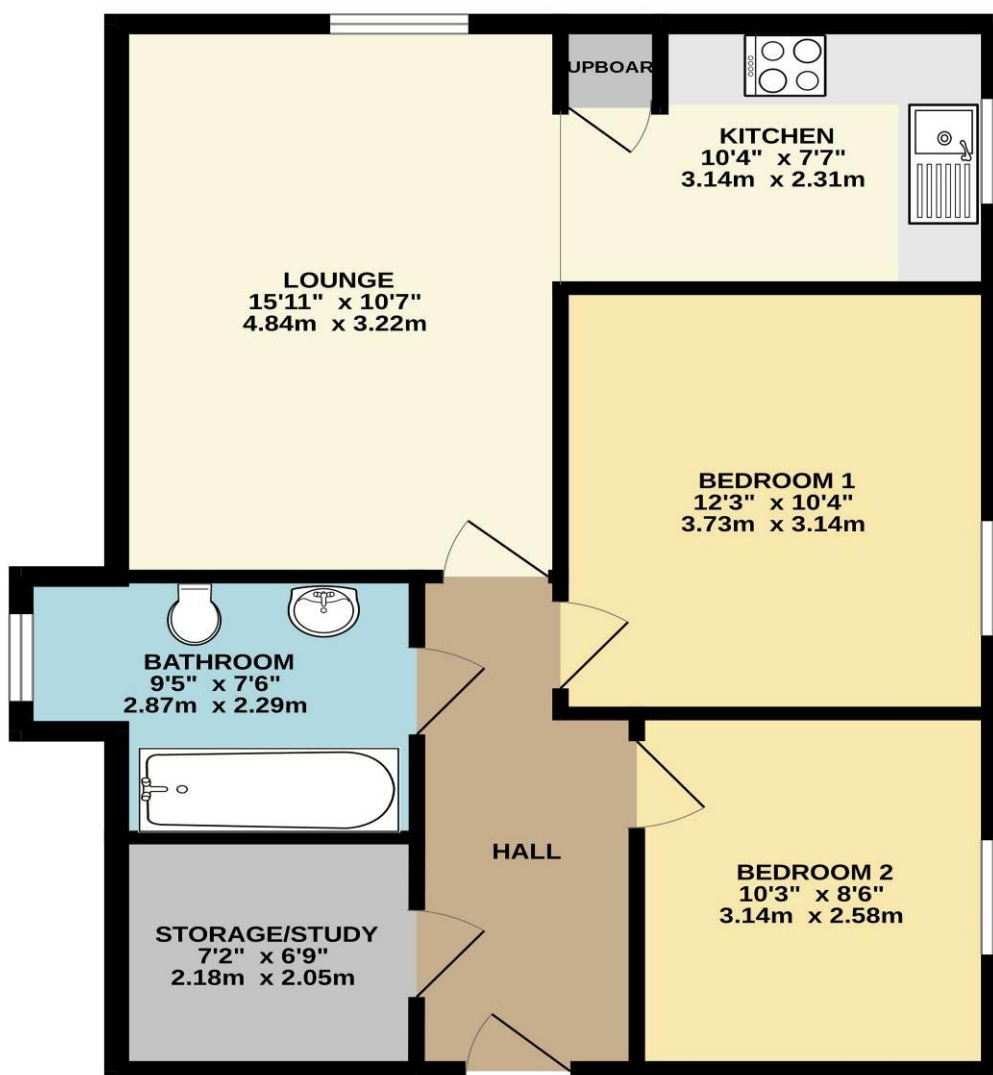
Service Charge: approx. £1,600 paid half yearly (£803.15)

Ground Rent: tbc

Lease: Approx 122 years remaining.

The apartments were built in 2022.

GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.3 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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