

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Rocheforte House, Roche Close, Rochford, SS4 1PW



Guide Price:
£175,000 - £185,000

In a central location is this recently decorated two bedroom first floor flat with allocated parking. Close to local amenities including Rochford Square and mainline railway station..
NO ONWARD CHAIN.

Council Tax Band: B. EPC Rating: C.
Ref 20504

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

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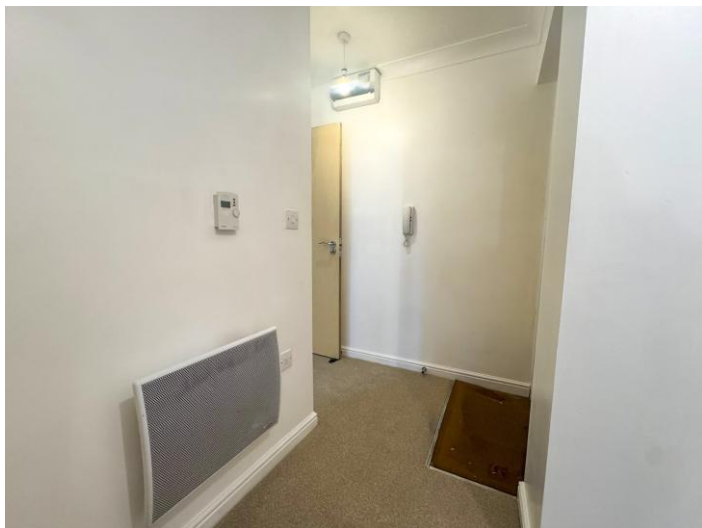
Accommodation comprises:

Entrance via security entry door to communal entrance hall. Stairs to first floor accommodation.

Personal door to property.

ENTRANCE HALL

Electric radiator. New carpet.



BATHROOM

A three-piece suite comprising panelled bath with shower over, pedestal wash hand basin and close coupled wc. Part tiled walls. New tiled effect flooring.



BEDROOM ONE

Double glazed window to rear aspect. Built in wardrobes. Electric radiator. Coving to plastered ceiling. New carpet.



BEDROOM TWO

Double glazed window to rear aspect. Electric radiator. Plastered ceiling. New carpet.



LOUNGE

Two double glazed windows to rear aspect. Electric radiator. Plastered ceiling. New carpet.



KITCHEN

A range of base and eye level units incorporating work surface with inset sink drainer unit. Built in eye level oven. Electric hob with extractor fan above. Integrated washing. Integrated fridge freezer. Plastered ceiling with downlights. New tiled effect flooring.



EXTERIOR.

The parking is accessed via security entry gate. One allocated parking space. E permit.



Agents Note:

Ground Rent: £466 per annum.

Service Charge (including water rates): £2,062 per annum.

Lease: 134 years remaining.

Managing Agent: Inspired Property Management Ltd.

The vendors advise that there are new carpets throughout.

577 sq.ft. approx.



TOTAL FLOOR AREA: 577 sq. ft. approx.

Whilst every attempt has been made to ensure the accuracy of the foregoing information, measurements of plans, windows, rooms and any other items are approximate and no responsibility is taken for any error. Information is for guidance only. This plan is for guidance purposes only and should be used as a guide only. It is not a contract. The vendor, agent or representative makes no representation and no guarantee as to their accuracy or efficiency can be given. Based on floor plan only.

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