

Flat 3, Claridon Wharf, York Road, Rochford. SS4 3HG



£ 225,000

Brand new, one bedroom first floor apartment with balcony, built to a high specification and benefiting from having open plan living accommodation, luxury fitted kitchen and bathroom, communal garden and allocated parking. Situated within close proximity of local schools and shops. Viewing recommended. EPC rating: B. Our Ref 17005

Directions: Proceed from the centre of Hockley into Spa Road, continue beneath the railway bridge into Greensward Lane, proceed for a further one and a half miles into the Ashingdon Road and York Road can be found on the right hand side.



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Composite entrance door, with secure telephone entry system to

Stairs to first floor accommodation. Personal entrance door to

ENTRANCE HALL

Spot lights. Radiator.

BEDROOM 15' x 10' 10" (4.57m x 3.3m)

Double glazed window to the front aspect. Double glazed window to the side aspect. Plastered ceiling. Radiator.



BATHROOM

Obscure double glazed window to the side aspect. Low level WC with concealed cistern. Inset wash hand basin with high gloss vanity storage unit below. Panelled bath with chrome mixer tap and thermostatic shower over. Tiled floor. Part tiled walls. Plastered ceiling. Inset spot lights. Chrome heated towel rail.



LOUNGE/DINER/KITCHEN 18' 10" x 15' (5.74m x 4.57m)

Double glazed French doors, with side windows, providing access to balcony with far reaching views. Double glazed window to the front aspect. Double glazed window to the side aspect. Walk-in storage cupboard. High gloss base and eye level units. Tiled splash backs. Stainless steel sink drainer unit. Integrated electric oven. Electric hob. Contemporary extractor hood. Space for fridge/freezer. Space and plumbing for appliances. Tiled effect flooring. Plastered ceiling. Inset spot lights. Radiator.

EXTERIOR

COMMUNAL GARDEN mainly laid to lawn. Exterior lighting. Bin storage area. Allocated parking.

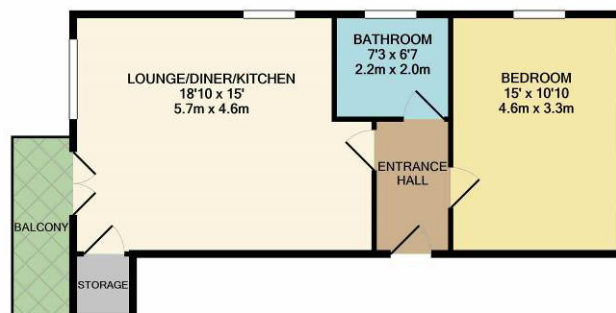


Agents Note:

Lease - 125 years

Ground Rent - £250 pa

Service Charge - £750 pa



TOTAL APPROX. FLOOR AREA 531 SQ.FT. (49.3 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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