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Coachman Court, Rochford, SS4 1FF £100,000

Horizon Estate Agents are delighted to bring to market this spacious two bedroom second floor retirement apartment situated within the popular Coachman Court development. The property comprises of two double bedrooms, a good-sized lounge, a fitted kitchen and a wet room style bathroom. The property benefits from facing the rear of Coachman Court. This development boasts many facilities which include a residents lounge, function room, restaurant with waitress service, video entry system. Positioned within close proximity of shops, bus links and mainline railway station.. Internal viewing is essential.







Entrance

Via communal security doors and telephone entry system.

Entrance Hall

Coving to smooth plastered ceiling with loft access, emergency pull cord, storage heater, wood affect flooring, storage cupboard housing electric meters, fuses and hot water tank,

Lounge / Diner

21'0" x 10'8" (6.40 x 3.25)

Coving to smooth plastered ceiling, double glazed window to font aspect, storage heater and a electric feature fireplace, carpeted, emergency pull cord and doors off to:

Kitchen

10'0" max x 7'7" (3.05 max x 2.31)

Coving to smooth plastered ceiling double glazed window to front aspect, a range of eye and base level units with integrated fridge and freezer, built in oven and grill, electric four ring hob with extractor hood above, single drainer with single bowl stainless steel sink unit with mixer taps, wall mounted electric small heater, vinyl flooring,

Wet Room

Coving to smooth plaster ceiling, four piece suite comprising a panelled bath, pedestal wash hand basin with cupboard under, low flush WC, shower wet area with fitted shower, part tiled walls, wall mounted electric heater, extractor fan,

Bedroom One

15'0" x 10'1" (4.57 x 3.07)

Coving to smooth plaster ceiling. double glazed window to the front aspect, telephone point, storage heater, built in double wardrobe with shelving and hanging space, emergency pull cord, carpeted

Bedroom Two

15'3" x 9'4" (4.65 x 2.84)

Coving to smooth plaster ceiling. double glazed window to the front aspect, wall mounted electric heater, emergency pull chord, wood affect flooring

Communal Facilities

Residents lounge, Restaurant with waitress service, Laundry room, Security door entry, Function suite, Guest Suite and Communal refuse area.

Exterior

Communal gardens and parking

Additional Information

Tenure: Leasehold Service Charge: TBC Ground Rent: TBC

Council: Rochford District Council

Tax Band: D

Agents Note

We recommend our customers use our panel of Conveyancers. It is your decision whether you choose to deal with our panel of Conveyancers but you are under no obligation to do so. You should know that we would receive a referral fee of £150 per transaction from them for recommending you to them.

Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.













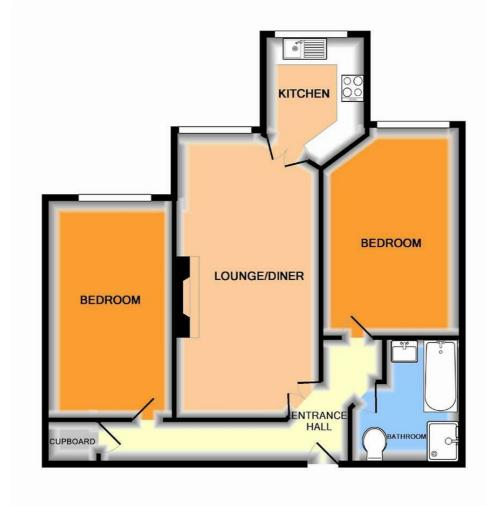




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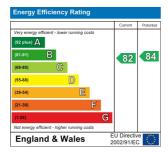


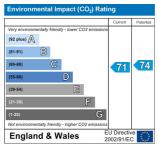
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TOTAL APPROX. FLOOR AREA 744 SQ.FT. (69.1 SQ.M.)

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 Made with Metropix ©2013





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