



ROCHE CLOSE

ROCHFORD, SS4 1PW

GUIDE PRICE £195,000
LEASEHOLD

* £195,000 - £210,000 * - Delightful two bedroom top floor apartment boasting a long remaining lease, allocated parking and beautifully presented interiors. Perfectly positioned for easy access to Rochford Train Station which in turn provides direct access into Central London, shops, amenities and much more!

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- Two bedroom top (third) floor flat
- Beautifully presented interiors
- Long remaining lease
- Allocated parking
- Stylish open-plan lounge/kitchen
- Two well presented bathrooms
- Fantastic location close to shops and amenities
- Easy reach of Rochford train station
- Fantastic first time purchase
- Open plan living space including kitchen with dishwasher



Situated on the uppermost floor of Rocheforte House, this well-presented two-bedroom apartment combines generous accommodation with an excellent location. Its west-facing position allows for plenty of afternoon and evening sunlight, while elevated views provide the perfect backdrop for enjoying spectacular sunsets. As a top-floor residence, it also benefits from access to useful loft storage space.

Conveniently located within easy walking distance of Rochford town centre and its historic Market Square, the property is also approximately five minutes from Rochford railway station, offering straightforward connections into Central London. This makes it an ideal option for commuters as well as those seeking easy access to shops, cafés and everyday amenities.

The interior has been maintained to a high standard and offers a welcoming, contemporary feel throughout. At the heart of the home is a spacious open-plan living, dining and kitchen area, creating a versatile space for both everyday living and entertaining. The principal bedroom enjoys the added luxury of a private en-suite shower room, while the second bedroom can be adapted to suit a variety of needs, whether as guest accommodation, a home workspace or a hobby room.

Further benefits include an allocated parking space

and the reassurance of a lengthy lease, enhancing both convenience and long-term appeal. Offering comfort, practicality and a sought-after setting, this attractive apartment is well suited to first-time buyers, professionals, downsizers and investors alike.

Two bedroom third floor flat

Entrance hallway

Lounge/kitchen 16'2" x 14'7"

Bedroom one 14'0" x 8'10"

En-suite 7'10" x 2'3"

Bedroom two 12'5" x 7'10"

Bathroom 6'10" x 5'8"

Allocated off-street parking

Agents Note

The lease has approximately 136 years remaining. The Ground rent is £310 per annum and the service charge is £192.50 per month.

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ADDITIONAL INFORMATION

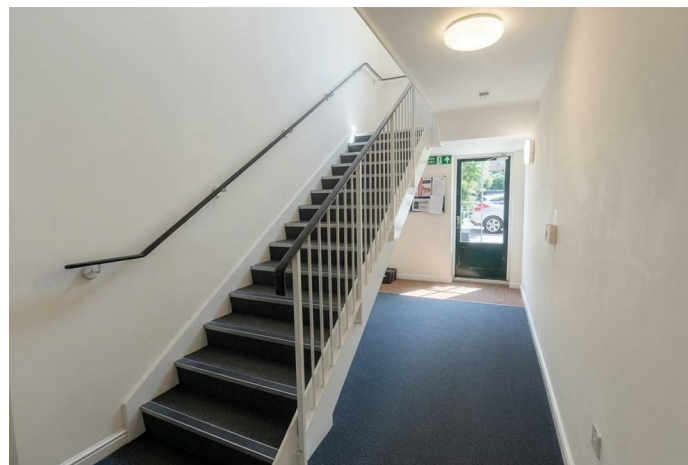
Local Authority – Rochford

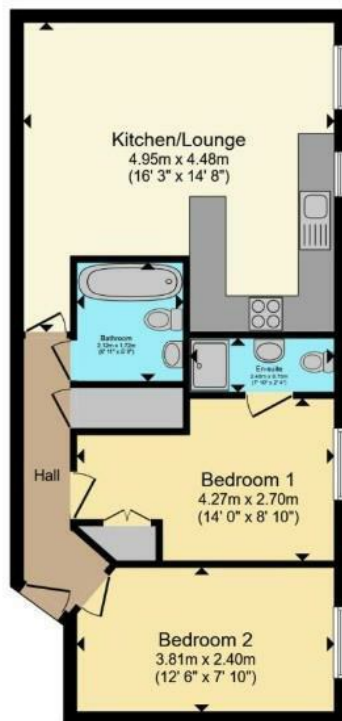
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Leasehold



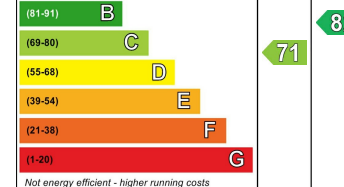


Total floor area 57.2 m² (616 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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