

# bear

*Estate Agents*



\* GUIDE PRICE OF £185,000 TO £190,000\* Located within the modern Boleyn House development in Rochford, this stylish first floor flat offers contemporary living with a generous private balcony overlooking well-kept communal grounds. Perfectly positioned close to the town centre, transport links and highly regarded schools, this home is ideal for first-time buyers, downsizers or commuters.

- Well Presented First Floor Flat
- Integrated Appliances
- Double Master Bedroom with Ensuite
- Three Piece Family Bathroom
- Allocated Off-Street Parking Space
- Beautiful Open Plan Kitchen/Living Room
- Private Balcony Overlooking Communal Grounds
- Second Double Bedroom
- Secure Entry Phone System with Lift Access
- Excellent Transport Links and Amenities Nearby

## Roche Close

Rochford

**£185,000**

Guide Price



# Roche Close



The property is accessed via a welcoming entrance hall which benefits from a large storage cupboard and a secure entry phone system. The heart of the home is the open plan kitchen/living room, featuring integrated appliances and French doors that open onto a spacious private balcony, creating a bright and sociable living space. The master bedroom is a generous double and enjoys French doors to the balcony, built-in wardrobes and access to a modern ensuite shower room. A second well-proportioned double bedroom is served by a contemporary three piece bathroom. Further benefits include double glazing, electric heating, one allocated off-street parking space, lift access and well-maintained communal grounds.

Boleyn House is situated on Roche Close in Rochford, just minutes from the town centre where a variety of shops, amenities and bus links can be found. Rochford Train Station provides direct access to Southend Victoria and London Liverpool Street, making this an excellent choice for commuters. The property also falls within catchment of Stambridge Primary Academy and Waterman Primary Academy, adding further appeal for a range of buyers.

## Two Bedroom First Floor Flat

### Entrance Hall

9'8" x 3'2" x 9'7"

### Kitchen/Living Room

22'5" x 11'0" x 9'6"

### Bedroom One

15'8" x 8'11"

### Ensuite

7'9" x 4'8"

### Bedroom Two

12'3" x 7'10"

### Three Piece Bathroom

6'11" x 5'10"

### Balcony

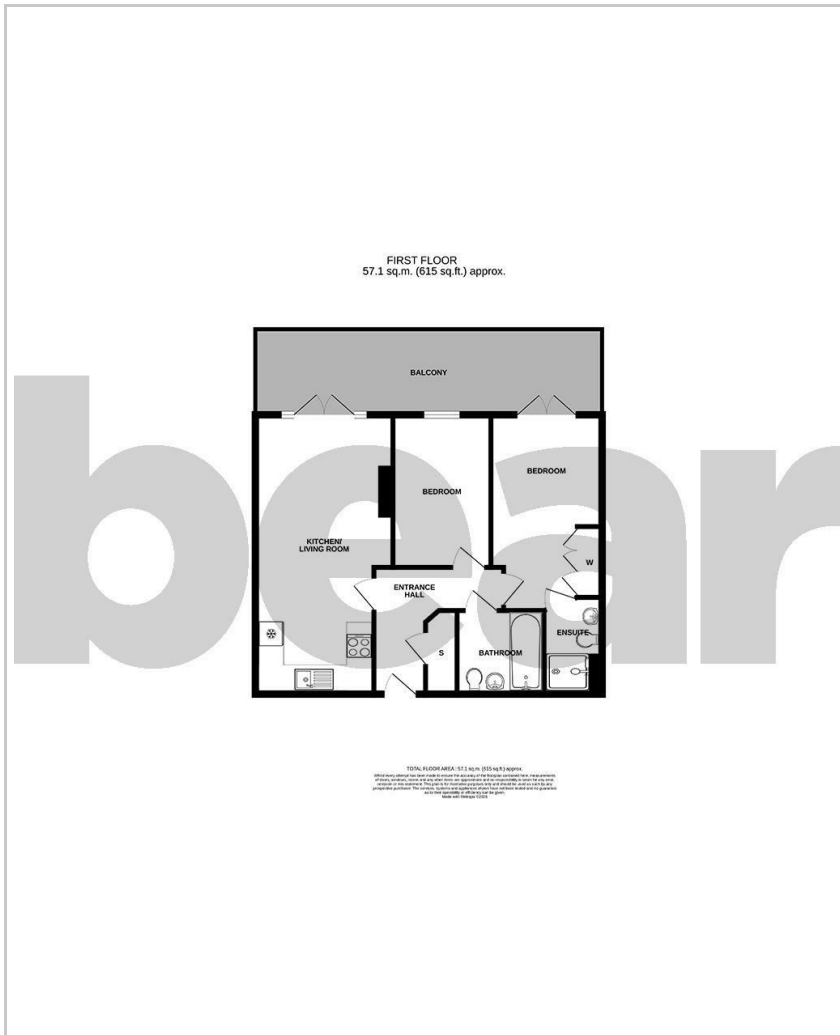
### Allocated Off-Street Parking

### Agents Notes

The owners currently rent an additional underground parking space.



# Floor Plan



# Area Map



# Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		