



## East Street

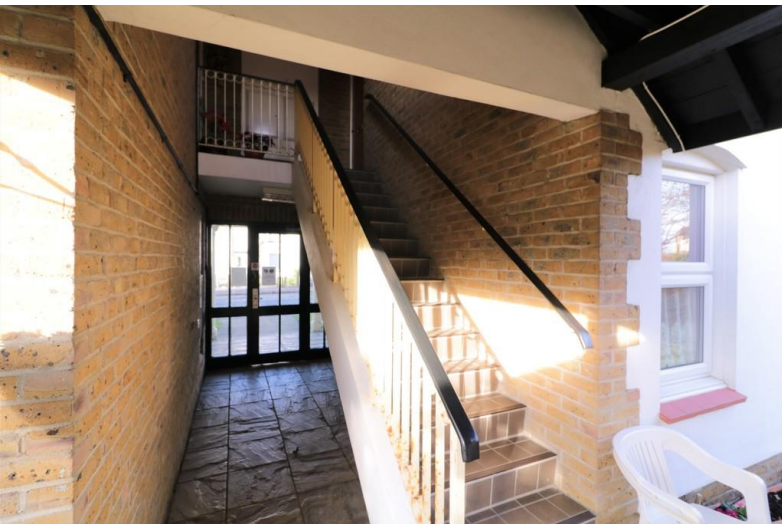
Rochford

- RETIREMENT APARTMENT
- SELF CONTAINED FIRST FLOOR
- TWO BEDROOMS
- PART OF THE LUCAM LODGE DEVELOPMENT



## Offers in excess of £125,000

Hair & Son offer this self contained two bedroom first floor retirement apartment which is part of the Lucam Lodge development in Rochford. Well proportioned rooms throughout, some general modernising is required to make a delightful home for someone over the age of 55. Offered with no onward chain.





Hair & Son offer this self contained two bedroom first floor retirement apartment which is part of the Lucam Lodge development in Rochford and therefore full use of all the communal facilities which include a residents lounge and kitchen, computer room/library and the convenient laundry room.

Outside there are well tended to communal gardens and communal parking.

The property has well proportioned rooms throughout including a 14'0 x 11'0 lounge/diner with three windows, kitchen measuring 10'10 x 9'0, two bedrooms and a good size three piece bathroom.

Situated within a short walk to Rochford Town Square, Rochford train station to London Liverpool Street and local parks.

Some general modernising is required throughout with the potential to make a delightful home for someone over the age of 55.

Offered with no onward chain.





#### EXTERNAL STAIRS TO FIRST FLOOR

#### ENTRANCE HALL

13' 0" x 3' 10" (3.96m x 1.17m)

#### LOUNGE/DINER

14' 0" x 11' 0" (4.27m x 3.35m)

#### KITCHEN

10' 10" x 9' 0" (3.3m x 2.74m)

#### BEDROOM ONE

11' 0" x 10' 0" (3.35m x 3.05m)

#### BEDROOM TWO

10' 0" x 7' 0" (3.05m x 2.13m)

#### BATHROOM

7' 0" x 6' 0" (2.13m x 1.83m)



#### COMMUNAL PARKING

#### COMMUNAL GARDENS

#### LEASE

Lease 64 Years remaining.

Service charge £2016 per annum - Includes water rates and use of all communal areas.

Council Tax Band B.

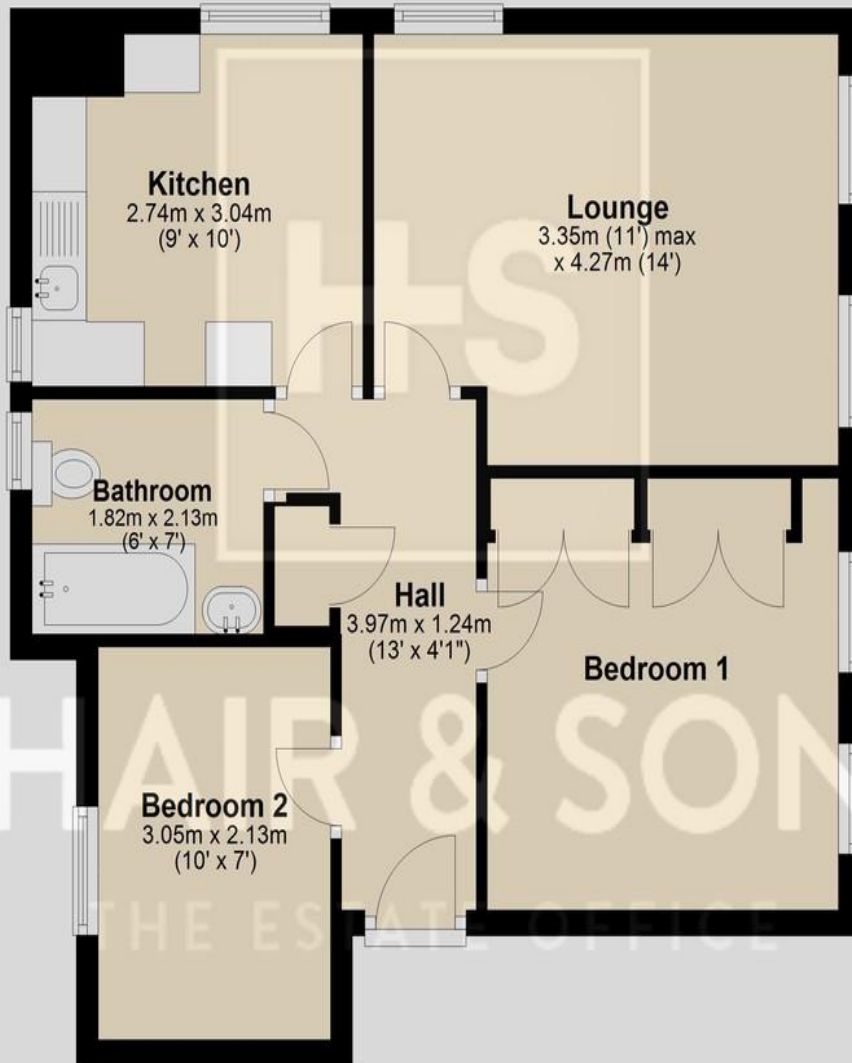
EPC Rating D.

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



## First Floor

Approx. 51.3 sq. metres (551.8 sq. feet)



Total area: approx. 51.3 sq. metres (551.8 sq. feet)

Regulated by RICS

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