



Roche Close

Rochford

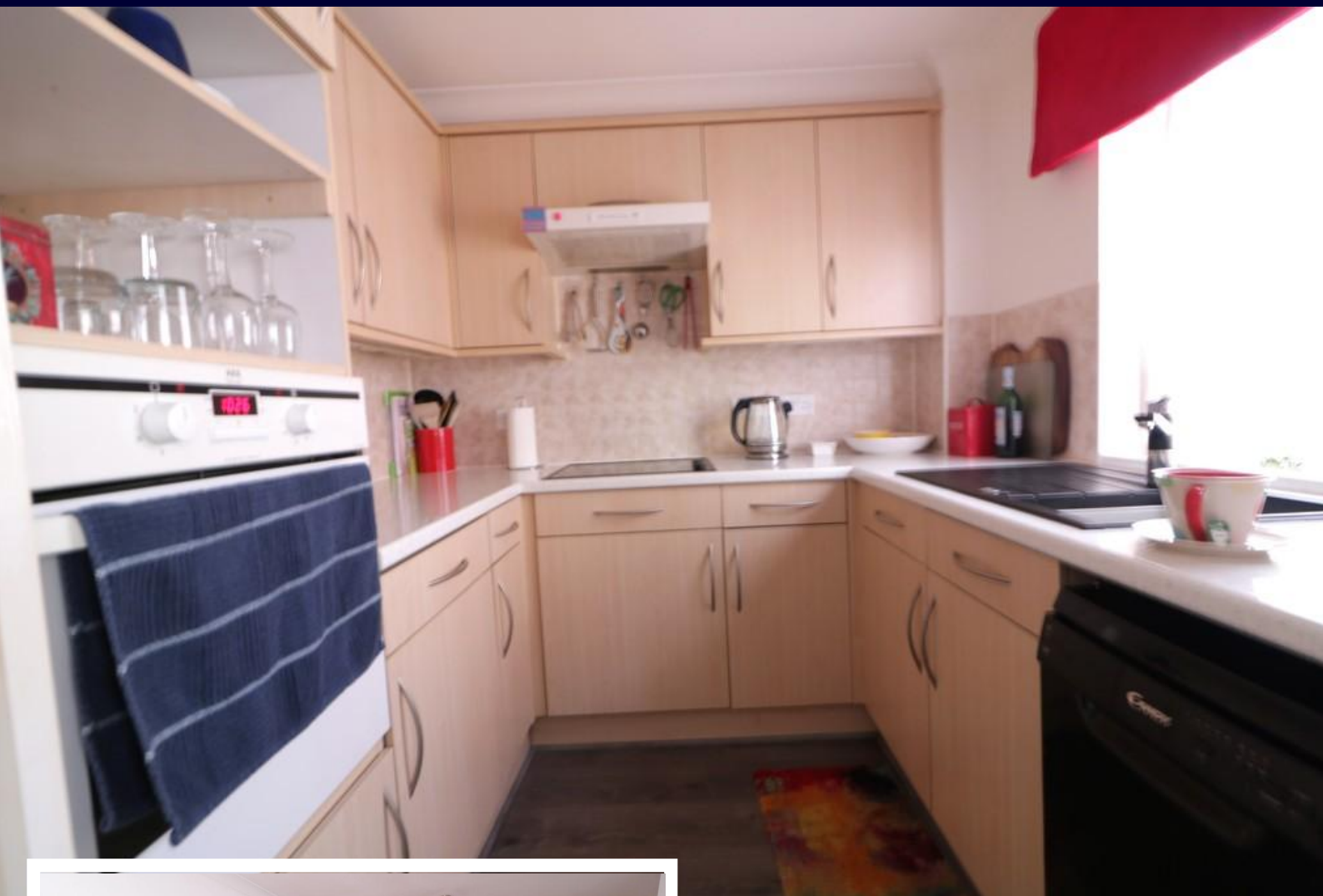
- FIRST FLOOR RETIREMENT FLAT
- ONE BEDROOM
- POPULAR ROCHFORD TOWN CENTRE
- LONG LEASE



£139,999

Hair & Son are delighted to bring to market this extremely well presented and modern one bedroom first floor retirement flat in the heart of Rochford within walking distance to all local amenities and Rochford train station.





****Offers from - £139,999****

We are pleased to present this fantastic one bedroom retirement flat in 'Ormond House' for over 60s. Benefitting from lift access, an intercom entry system with video door cam, off street parking, and an on-site manager within the complex. You will also find a communal Lounge & Laundry room.

The flat has been decorated and modernised to a great standard throughout by the current vendor giving the flat a fantastic feel which can only be fully appreciated with an internal viewing. The property comprises of an entrance hall which incorporates a useful storage cupboard, a large living room/dining space a modern three piece bathroom suite, a great sized double bedroom with built in wardrobes, and lastly a fitted kitchen with ample cupboard and worktop space. The flat itself has a Fischer heating system in place which is controlled by thermostats in



each room.

Located in the centre of Rochford within easy reach to bus links, shops and Rochford Train station with direct access to London, also within close proximity are local parks and Southend Airport.

ENTRANCE HALL

8' 6" x 8' 1" (2.59m x 2.46m)

BEDROOM

15' 10" x 8' 9" (4.83m x 2.67m)

BATHROOM

6' 10" x 5' 5" (2.08m x 1.65m)

LIVING ROOM

20' 10" x 10' 0" (6.35m x 3.05m)

KITCHEN

7' 8" x 7' 0" (2.34m x 2.13m)

TENURE

The following information has been provided by the seller:

Lease - 108 Years remaining.

Service Charge - £3885.70 Per annum.

Ground Rent - £425 Per annum.

Council Tax Band B.

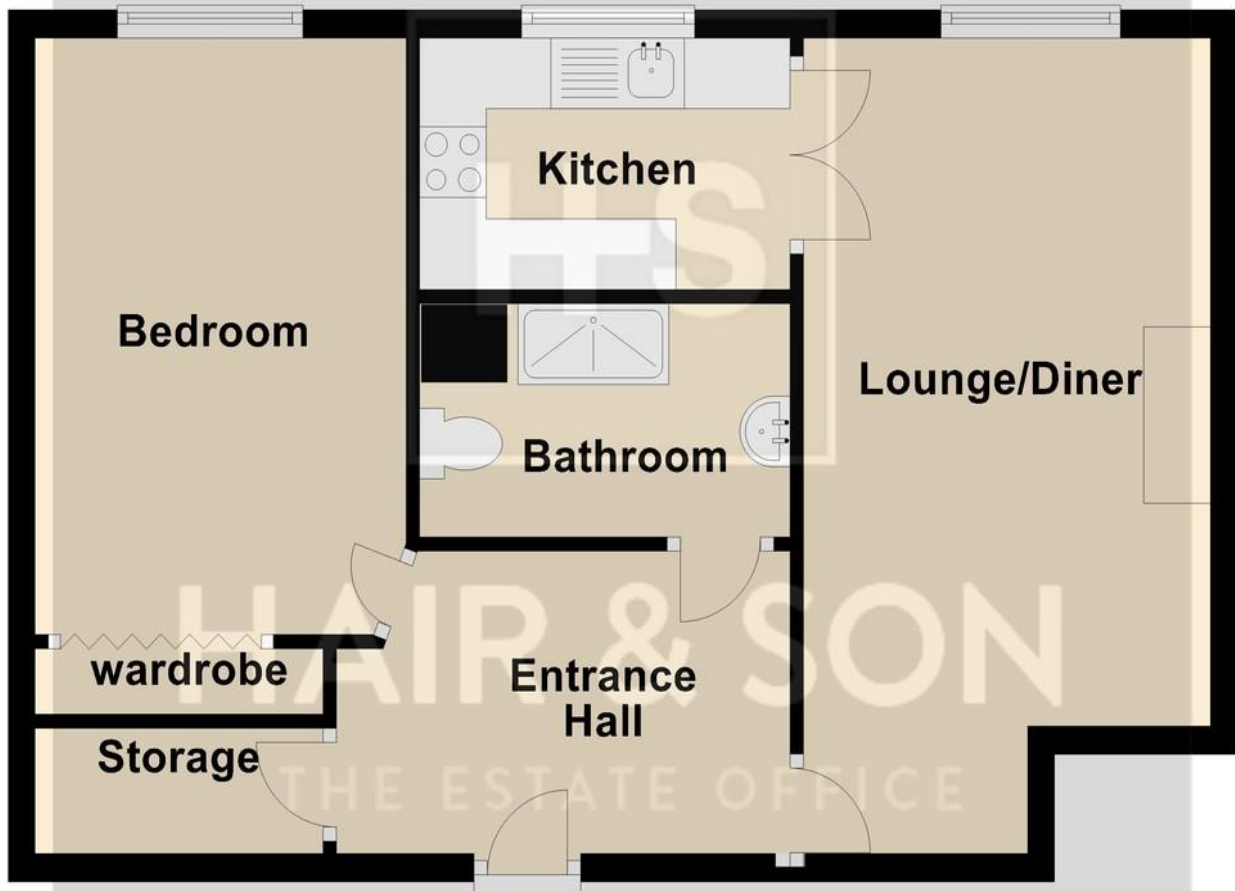
EPC Rating B.

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. 49.7 sq. metres (534.7 sq. feet)



Total area: approx. 49.7 sq. metres (534.7 sq. feet)

Regulated by RICS

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