# Williams & Donovan

Sales · Lettings · New Homes

# Coachman Court, Ashingdon Road, Rochford, SS4 1FF









£90,000

A spacious one bedroom first floor apartment situated in the popular McCarthy & Stone Assisted Living Development providing continued independence in a secure environment. Coachman Court has 24 hour house manager, resident's lounge and function room with a restaurant with waitress service. Within close walking distance to shops, bus links and railway station. Offered with no onward chain.

Viewing advised. Our Ref: 18405.

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Entrance via communal entrance door to communal entrance hall. Stairs and lift to first floor accommodation.

Personal door to property.

#### **ENTRANCE HALL**

Plastered ceiling. Storage cupboard.

#### LOUNGE/DINER 20' 4" x 10' 7" (6.2m x 3.23m)

Double glazed window to front aspect. Plastered ceiling. Fireplace with electric fire. Electric wall mounted heater. Pull cord.



### KITCHEN 9' 6" x 7' 6" (2.9m x 2.29m)

Double glazed window to front aspect. A range of base and eye level units incorporating work surface with stainless steel sink drainer unit. Electric four ring hob with extractor hood above. Electric double oven. Plastered ceiling. Pull cord.

#### **BATHROOM**

A four piece suite comprising bath, walk in shower, wash hand basin with vanity storage below and low level wc. Heated towel rail. Plastered ceiling. Pull cord.

#### BEDROOM 15' x 10' 1" (4.57m x 3.07m)

Double glazed window to front aspect. Storage cupboard. Plastered ceiling. Wall mounted electric heater. Pull cord.



#### **COMMUNAL AREAS**

Residents dining room, lounge, laundry room and guest rooms.

Residents parking. Communal gardens.

Agents Note: The vendors advise that the hallway, lounge and bedroom are newly carpeted, and the flat has been redecorated throughout.

## Additional Information:

Length of lease: 125 years from 01/02/2006

Ground rent: £202.50 half-yearly

Amount of last service charge: £7,358.44 per annum

The service charge covers maintenance and decoration of the 'Common Parts'. This includes such things as the residents' lounge, lifts (x2), restaurant and function room, laundry, refuse area, guest suite, grounds, car park, security entry system (to the building), emergency lighting, fire safety equipment, communal TV aerial.

It covers the procurement of a restaurant service for residents to use if they wish.

It covers one hour per week of 'Domestic Assistance'.

It covers the provision of the Estate Manager and the Emergency Call System.

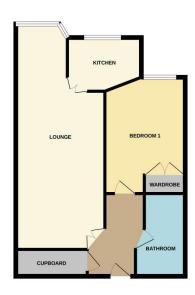
It covers buildings insurance etc.

It also covers the cleaning of the exterior of the windows.

Part of the service charge goes towards a reserve/sinking fund.

Water is covered by the service charge.

GROUND FLOOR 618 sq.ft. (57.4 sq.m.) approx.



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# Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items show in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.