

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Boleyn House, Roche Close, Rochford, SS4 1PS



Guide Price:
£170,000 - £180,000

Situated in the very heart of Rochford, within a stone's throw of the Market Square and very close walking distance to station and all amenities, is this spacious one bedroom second floor apartment situated in the popular Boleyn House Development. With modern accommodation throughout and allocated parking. A long lease which was 999 from 2008. No onward chain. Our Ref: 18571.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Entrance via communal entrance door. Lift and stairs to second floor accommodation.

Personal door to entrance hall.

ENTRANCE HALL

Large walk in storage cupboard.



BATHROOM

A three piece suite comprising panelled bath with shower over, pedestal wash hand basin with tiled splash back and low level wc. Part tiled walls. Electric towel radiator. Plastered ceiling. Wood effect flooring.

BEDROOM 12' 9" x 9' 9" (3.89m x 2.97m)

Double glazed window to rear aspect. Fitted wardrobes to one wall. Electric radiator. Plastered ceiling.

LOUNGE 16' 6" x 12' 10" (5.03m x 3.91m)

Two double glazed windows to rear aspect. Two electric radiators. Coving to plastered ceiling. Open plan to kitchen area.



KITCHEN 12' 10" x 6' 1" (3.91m x 1.85m)

A comprehensive range of modern base and eye level units incorporating granite effect roll top work surface with stainless steel sink drainer unit. Integrated electric oven with induction hob and extractor chimney above. Integrated washer dryer. Integrated fridge freezer. Plastered ceiling with inset spotlighting. Tile effect flooring.

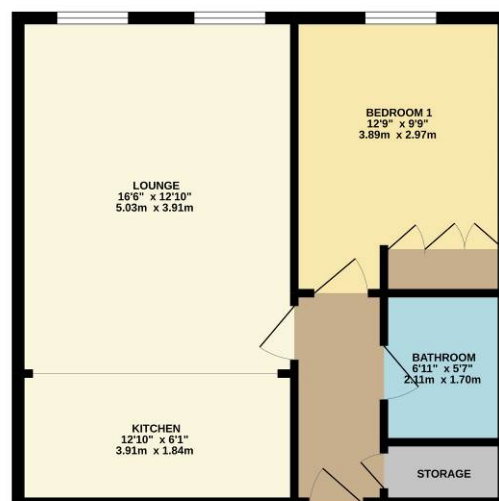
EXTERIOR.

Allocated parking for one vehicle. Visitor parking.

Agents Note:

The yearly ground rent is £310.87 and the yearly service charge is £1676.29, this is the figure for 1 Jul 2022 until 30 Jun 2023.

GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 509 sq ft (47.3 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other parts are approximate and are not responsible for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The purchaser's solicitor shall obtain accurate measurements and verify the same against the actual measurements of the property. Measurements are given to the nearest millimetre or centimetre unless otherwise stated.
Made with Metronix 02022

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 shown 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.