

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Boleyn House, Roche Close, Rochford, SS4 1PS



Guide Price:
£175,000 - £195,000

Situated in a popular location within the heart of Rochford, just a short stroll from the historic Market Square, shops, schools and mainline railway station with links to London, Liverpool Street, is this spacious two bedroom apartment with en suite to bedroom one, open plan lounge/kitchen with own allocated private parking.

Council Tax Band: B. EPC Rating: C. Our Ref: 16351.

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 to communal entrance hall. Stairs to all floors with the property being located on the second floor.

Personal door to apartment.

ENTRANCE HALL

Large built in storage cupboard. Coving to plastered ceiling.



CLOAKROOM

A two piece suite comprising pedestal wash hand basin and close coupled wc. Part tiled walls. Coving to plastered ceiling. Large custom built storage cupboard with sliding doors (formerly where the bath would have been, with plumbing available if the buyer would like to reinstate a bath).



OPEN PLAN LOUNGE/KITCHEN 22' 2" x 11' 1" (6.76m x 3.38m)

KITCHEN AREA

A range of base and eye level units incorporating roll top granite effect work surface with stainless steel sink drainer unit. Integrated electric oven. Electric hob with stainless steel splash back and stainless steel extractor chimney above. Space for fridge freezer. Space and plumbing for washing machine. Coving to plastered ceiling with inset spotlighting. Open plan to lounge area.

LOUNGE AREA

Double glazed window to front aspect. Coving to plastered ceiling.

BEDROOM ONE 15' 7" x 8' 1" (4.75m x 2.46m)

Double glazed window to front aspect. Coving to plastered ceiling. Door to en suite.

EN SUITE

A three piece suite comprising double walk in shower cubicle with thermostatic shower, pedestal wash hand basin and close coupled wc. Part tiled walls. Tile effect flooring. Tiled walls. Coving to plastered ceiling with inset lighting.

BEDROOM TWO 13' x 8' 1" (3.96m x 2.46m)

Double glazed window to front aspect. Coving to plastered ceiling.

EXTERIOR.

Allocated parking for one vehicle. Visitor parking.

Agents Note:

The vendor has replaced the electric storage heaters with blow air electric plug in heaters.

999 year lease from 2008.

Service charge of £186 monthly.

Ground rent £466 approx annually.

GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as a substitute for professional guidance. The services, approvals and appliances shown have not been tested and no guarantee can be given for their operation or efficiency. See the agent.

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