WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Henry Crescent, Rochford, SS4 1GU









Guide Price: £260,000 - £270,000

Situated on the sought after Hall Road Development is this immaculately presented two bedroom ground floor flat overlooking the park and square. Having a large lounge/diner, modern kitchen, two good size bedrooms and modern bathroom. Externally there is designated parking to the rear. Located close to local shops, amenities and mainline railway station.

Council Tax Band: B. EPC Rating: B. Viewing highly recommended. Our Ref: 19961.



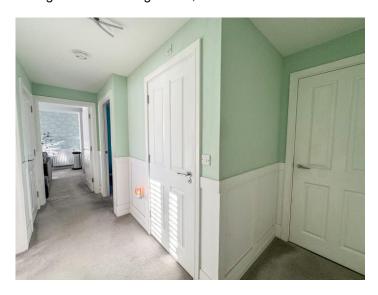
Accommodation comprises:

Entrance via security entrance door via the car park to communal entrance hall.

Personal door to property.

ENTRANCE HALL

Two storage cupboards. Half panelled walls. Plastered ceiling. Doors to lounge/diner, bedrooms and bathroom.



LOUNGE/DINER 14' 1" x 14' 1" into bay window (4.29m x 4.29m)

uPVC double glazed bay window with shutters overlooking the central square and park. Radiator. Plastered ceiling. Open into kitchen.





KITCHEN 8' 2" x 8' 1" (2.49m x 2.46m)

uPVC double glazed window to rear aspect. A range of modern base and eye level units incorporating work surface with sink drainer unit. Electric oven. Gas hob. Space and plumbing for washing machine. Integrated fridge freezer. Integrated dishwasher. Splash backs. Plastered ceiling with downlights. Tiled flooring.



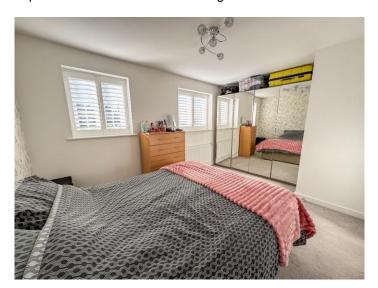
BATHROOM 9' 4" x 8' 2" (2.84m x 2.49m)

A three piece suite comprising panelled bath with shower over, wash hand basin and close coupled wc. Heated towel rail. Tiled around bath. Part tiled walls. Tiled flooring. Plastered ceiling with downlights.



BEDROOM ONE 14' 4" x 10' (4.37m x 3.05m)

Two uPVC double glazed windows with shutters to front aspect. Radiator. Plastered ceiling.





BEDROOM TWO 9' 4" x 8' 2" (2.84m x 2.49m)

uPVC double glazed window to rear aspect. Radiator. Plastered ceiling.



EXTERIOR.

Designated block paved parking to the rear. Lawn area. Communal bin sheds and communal bike sheds with racks both with fob access.







The front has a large central square and park incorporating play area/dog walking. Visitor parking.



Agents Note:

The flats were built in 2019 with a 991 year lease remaining.

Lease commenced 30th January 2019.

Ground Rent: £250 annually

Annual Service Charge: £2,139.20 - paid over quarterly

instalments of £534.80.

Managing Agent: POD Management.

GROUND FLOOR 609 sq.ft. (56.6 sq.m.) approx.

