



5 Edward Place





# 5 Edward Place Rochford SS4 1UU

Offers in excess of £250,000



This stunning top floor apartment is beautifully decorated and spacious throughout making it the ideal purchase for first time buyers! The property was built in 2019 meaning you still have 8 years left of the NHBC warranty. Inside this wonderful apartment, you will find a great sized lounge which open into the modern kitchen with several integrated appliances, immaculate bathroom and two double bedrooms. You can also benefit from having additional storage space in the loft, video phone entry system, pets allowed and allocated parking. Location wise, you will find yourself only a 10 minute walk from Rochford train station which is perfect for commuters and a short walk from local shops, cafes, restaurants and Cherry Orchard Country Park where you can enjoy long scenic walks all year round.



#### Communal Entrance

Communal entrance door with security video phone entry system into hallway with stairs leading to top floor apartment with private door leading into:

#### Entrance

Entrance door into hallway comprising double glazed window to rear, smooth ceiling with pendant lighting, loft access, storage cupboard, laminate flooring, doors to:

#### Lounge/Diner

14'1" x 12'1" (4.3m x 3.7m)

Two double glazed windows to front, smooth ceiling with pendant lighting, radiator, carpeted flooring, open into:

#### Kitchen

8'6" x 8'2" (2.6m x 2.5m)

Range of wall and base level units with laminate work surfaces above incorporating one and a half stainless steel sink and drainer unit, integrated four ring gas hob with electric oven below and extractor unit over, cupboard housing boiler, integrated fridge freezer and dishwasher, space for washing machine, double glazed window to rear, smooth ceiling with fitted spotlights, tiled flooring.

#### Bathroom

Three piece suite comprising panelled bath with hand held shower attachment over, wall mounted wash hand basin with mixer tap, low level w/c, smooth ceiling with fitted spotlights, partially tiled walls, chrome heated towel rail, tiled flooring.

#### Bedroom One

14'9" x 10'5" (4.5m x 3.2m)

Double glazed windows to front, smooth ceiling with pendant lighting, radiator, carpeted flooring.

#### Bedroom Two

9'6" x 8'6" (2.9m x 2.6m)

Double glazed window to rear, smooth ceiling with pendant lighting, radiator, carpeted flooring.

#### Lease Details

Lease - 999 Years

Ground Rent - £250

Service Charge - £1000