

Norwich House, Ashingdon Road, Rochford, SS4 3EH



Offers in Excess of £ 90,000

A spacious one bedroom first floor warden assisted retirement apartment for the over 55s. The property is presented in good order throughout benefitting from modern fitted kitchen and shower room, recently fitted carpets. Situated within walking distance of local shops and bus routes.

NO ONWARD CHAIN. EPC Rating: C. Our Ref: 15477.

Directions: Proceed from the Hockley area along Spa Road under the railway bridge which becomes Greensward Lane and after approximately one and a half miles becomes Ashingdon Road.



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Company No. 4510230 VAT Registration No. 725 9879 75



Entrance via communal entrance door to communal hallway.
Stairs to first floor.

Personal entrance door to entrance hall.

ENTRANCE HALL

Coving to textured ceiling. Recently fitted carpet. Large walk in storage cupboard housing hot water tank and shelving.

BEDROOM 13' 7" x 8' 8" (4.14m x 2.64m)

uPVC double glazed to front aspect. A range of fitted wardrobes to two walls. Electric radiator. Recently fitted carpet. Textured ceiling.



SHOWER ROOM (RECENTLY FITTED)

Obscure high level window to front aspect. A three piece suite comprising shower cubicle with electric shower above, wash hand basin inset to vanity unit with storage below and low level wc. Anti slip flooring. Tiled walls. Textured ceiling with inset spotlighting.



LOUNGE 18' 4" x 9' 10" (5.59m x 3m)

Double glazed box bay window to front aspect. Electric radiator with decorative cover. Recently fitted carpet. Coving to textured ceiling with ceiling fan. Open to kitchen.



KITCHEN 8' 3" x 5' 5" (2.51m x 1.65m)

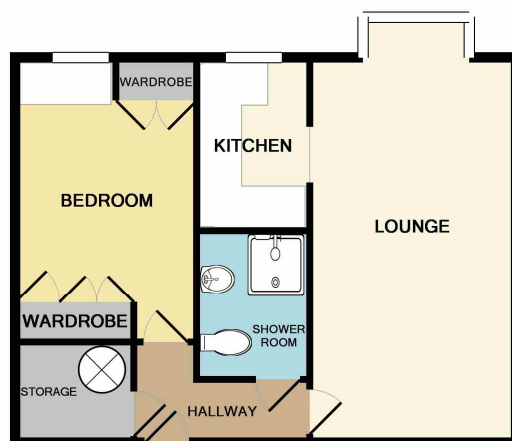
Double glazed window to front aspect. A range of modern base and eye level cabinets incorporating roll edge work surface with an inset stainless steel sink drainer unit. Built in oven with electric hob and extractor hood above. Space for fridge freezer. Coving to textured ceiling. Tiled walls.

Various communal facilities including communal laundry room with two washing machines and two tumble driers. Guest room. Communal lounge. Communal garden with shared garden furniture including tables, chairs, BBQs and washing line. Communal parking. Access to lift.

Agents Note:

Lease length of approximately 66 years remaining.
Ground rent £52 per year.
Service charge approximately £175 per month.
Managing Agents: Genesis.

This is an over 55's Retirement Complex. The block does not allow pets.



TOTAL APPROX. FLOOR AREA 447 SQ.FT. (41.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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