



Asking Price: £145,000

Old Rectory Court, Southchurch Rectory Chase, Southend-on-Sea, SS2 4XE



A lovely one bedroom Retirement flat situated on the first floor of this popular purpose built development set in a great location, close to local shops, doctors surgery, mainline railway station and bus stop. Offered at a great price. A must view.

Communal Entrance Hall:

Accessed via Security entry system. Stairs and loft gives access to the first floor. Door leading to the apartment.

Entrance Hall:

Wall Mounted Security entry phone system. emergency pull cord and alarm system. Storage heater. Airing cupboard housing hot water cylinder with shelving. Door leading off to Accommodation.

Living Room:

16'4" x 10'3" (4.98m x 3.12m)

Large uPVC double glazed window to front. Storage heater. Power points. Television aerial point. Telephone point. Emergency pull cord. Coved cornice to ceiling. A sliding door gives access to the:

Kitchen:

7'6" x 7'6" (2.29m x 2.29m)

Fitted with a range of base and eye level cabinets incorporating rolled edge working surface. Inset one and a half bowl stainless steel sink unit with mixer tap. Integrated chest height fan assisted oven. Induction hob. Space and plumbing for washing machine and slim line dishwasher. Tiled splash back. Under cabinet LED lighting.

Bedroom:

14'7" x 9'4" (4.45m x 2.84m)

uPVC double glazed window to front. Storage heater. Fitted wardrobe with mirrored sliding doors. Emergency pull cord. Coved cornice to ceiling.

Shower Room:

Fully tiled and fitted with a three piece suite comprising of low flush W.C, wash hand basin with mixer tap, fully enclosed shower cubicle with grip handle and fold out seat. Heated towel rail. Electric fan heater. Extractor fan. Emergency pull cord.

Communal Facilities:

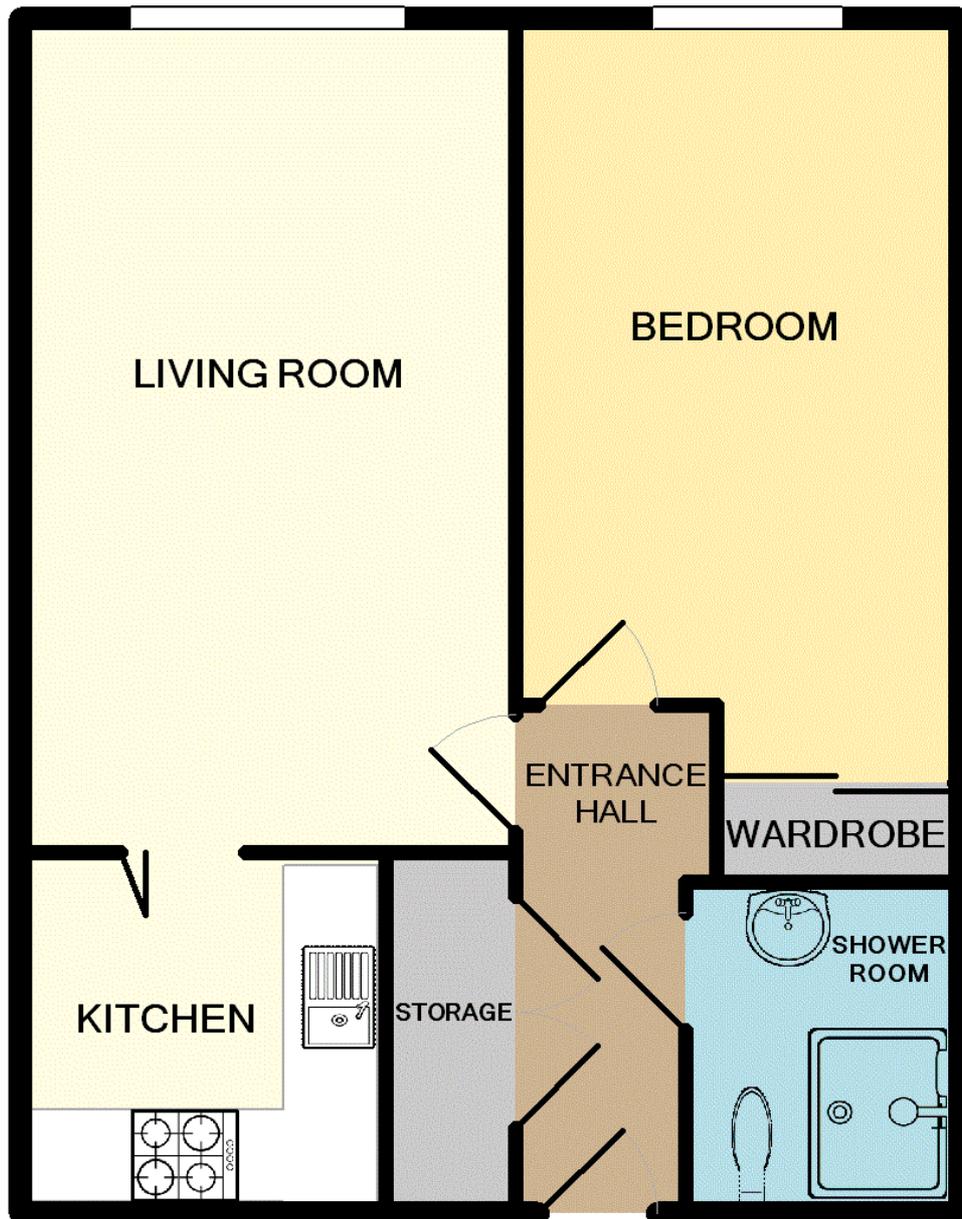
Within the development there is a residents lounge which has multiple seating areas, incorporating a kitchenette and games area with Snooker table & darts board. There is also a communal laundry facility with both washing machine and dryers. On site Hair salon. Two guest suites. Part time site manager.

Communal Gardens:

This development benefits from a pretty and well maintained communal garden which mainly laid to lawn with maturing shrubs and trees as well as multiple seating areas.

Residents Parking:

Situated to the front of the property is a residents only car park with limited spaces offered on a first come first serve basis.



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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| Energy Efficiency Rating | | Current | Potential |
|--|---|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 77 |
| (55-68) | D | 68 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

THE PROPERTY MISDESCRIPTIONS ACT 1991 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. 1/25/2021