

SCOTT &  
STAPLETON

LUCAM LODGE  
Rochford, SS4 1DS  
£110,000





## LUCAM LODGE

ROCHFORD, SS4 1DS

**£110,000**

Scott and Stapleton are delighted to offer for sale this larger than average ground floor retirement apartment within a sought after development backing on to parkland yet only a few minutes walk from Rochford town centre.

This super property is only available to over 55's and has a good size lounge, separate kitchen, 2 double bedrooms & a fitted shower room.

There are lots of communal facilities within the development including well tended gardens, off street parking, a large lounge, internet cafe, guest bedroom suite, on site manager & 24 hour call line.

Offered with vacant possession & no onward chain a great opportunity to purchase a good size retirement apartment in a desirable location. Viewing recommended.

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## Accommodation comprises

Secure communal entrance door with access to communal hallway. Personal entrance door leading to entrance hall.

## Entrance hall

1.52m increasing to 3.35m x 2.97m (5' increasing to 11' x 9'9)

Large L shaped hallway with double cloaks cupboard & further airing cupboard, electric heater. Doors to all rooms.

## Lounge

3.89m x 3.58m (12'9 x 11'9)

Double aspect room with UPVC double glazed windows to front & side. Electric heater, fireplace with electric fire.

## Kitchen

3.91m x 2.13m (12'10 x 7')

UPVC double glazed window to front. Galley style kitchen with a range of base & eye level units to 2 walls with drawer pack & integrated electric oven with separate electric hob. Spaces for washing machine, fridge & freezer, roll edge worktops with inset stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks, wall mounted electric heater.

## Bedroom 1

3.96m x 2.79m (13' x 9'2)

UPVC double glazed window to front. Electric heater.

## Bedroom 2

3.78m x 2.67m (12'5 x 8'9)

UPVC double glazed window to side. Electric heater.

## Shower room

2.24m x 1.70m (7'4 x 5'7)

White suite comprising of double shower cubicle with electric shower, low level WC & wash hand basin in vanity unit with mixer tap & cupboard below. Part tiled walls, heated towel rail & separate wall mounted electric heater, shaver point, extractor fan.

## Externally

Well tended communal gardens to rear backing on to parkland.

Off street parking to front of development available on a 'first come, first serve' basis.

## Communal facilities

Large communal lounge with dining area & internet cafe section.

Communal laundry.

On site manager plus 24 hour careline.

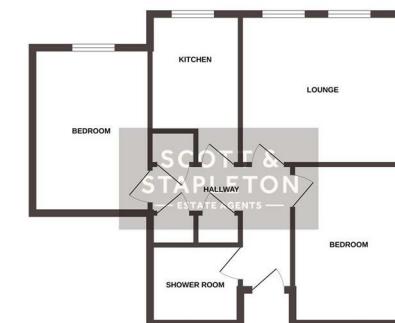
## Lease details

There are currently 62 unexpired years remaining on the lease.

Service charge approx. £2,800 per annum.

Ground rent approx. £125 per annum.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the details contained here, measurements of rooms, distances, areas and other details are approximate and should not be relied upon. Prospective purchasers should make their own arrangements to verify these details. The vendor does not make any representations about the condition of the property. The vendor reserves the right to withdraw the property from the market at any time.

|   |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

|   |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
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