

**SCOTT &
STAPLETON**

LUCAM LODGE
Rochford, SS4 1DS
£110,000





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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.

