



RECTORY ROAD

ROCHFORD, SS4 1UP

GUIDE PRICE £175,000
LEASEHOLD

* £175,000 - £190,000 * NO ONWARD CHAIN * DECEPTIVELY SPACIOUS ONE DOUBLE BEDROOM TOP FLOOR FLAT. PRESENTED TO THE MARKET WITH A LONG REMAINING LEASE, OFF-STREET PARKING AND A CONVENIENT LOCATION CLOSE TO AMENITIES, TRAVEL LINKS AND MUCH MORE. PRESENTED IN FANTASTIC CONDITION, BOASTING A LOUNGE IN EXCESS OF 17' AND A LARGE DOUBLE BEDROOM.

RP&C.
RICKY, PLANT & CHEN-PORTER

RECTORY ROAD

- One bedroom top floor flat with additional loft space
- Long remaining lease term
- Off-street parking
- Lounge in excess of 17'
- Generous master bedroom spanning over 15'
- Far reaching views
- Convenient loft access
- Presented in fantastic condition
- Close to a wealth of shops and amenities
- An incredible first time purchase



A fantastic opportunity to acquire this deceptively spacious one-bedroom top-floor apartment, perfectly suited to first-time buyers and those seeking a well-presented home in a highly convenient location.

This impressive flat immediately stands out for its generous proportions, offering far more space than typically expected. The standout lounge measures in excess of 17ft, providing a superb setting for both relaxing and entertaining, while the exceptionally large double bedroom exceeds 15ft, creating a comfortable and versatile retreat with ample room for storage and furnishings.

Positioned on the top floor, the property benefits from far-reaching views and an abundance of natural light, enhancing the sense of space throughout. Further advantages include loft access, offering additional storage potential, and the convenience of off-street parking.

The apartment is presented in lovely condition, allowing any purchaser to move straight in with minimal effort. A long remaining lease also provides peace of mind for years to come.

Ideally located, the property is within easy reach of local shops, parks, and the marina, as well as excellent transport links into Central London, making it perfect for commuters.

In our opinion, this is a rare opportunity to secure a spacious and well-located home, combining generous living accommodation with lifestyle convenience—making it a truly ideal first-time purchase.

One bedroom top floor flat

Lounge

Kitchen

Bedroom

Bathroom

Off-street parking



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ADDITIONAL INFORMATION

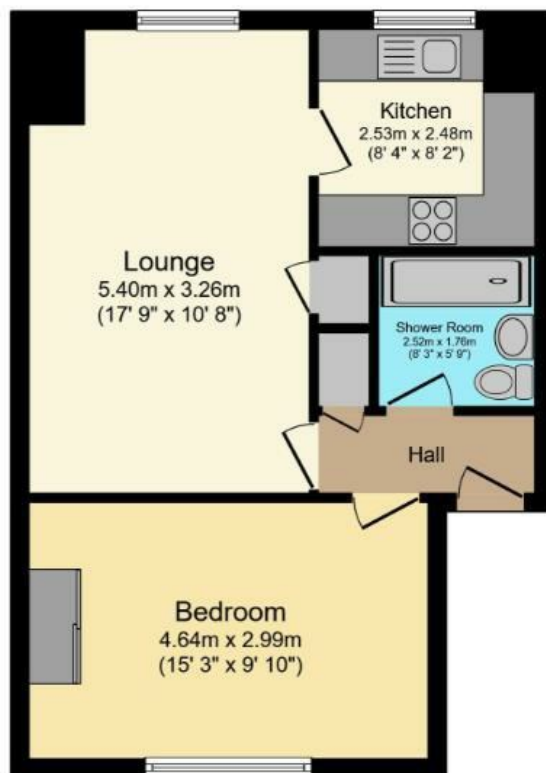
Local Authority – Rochford

Council Tax – Band B

Viewings – By Appointment Only

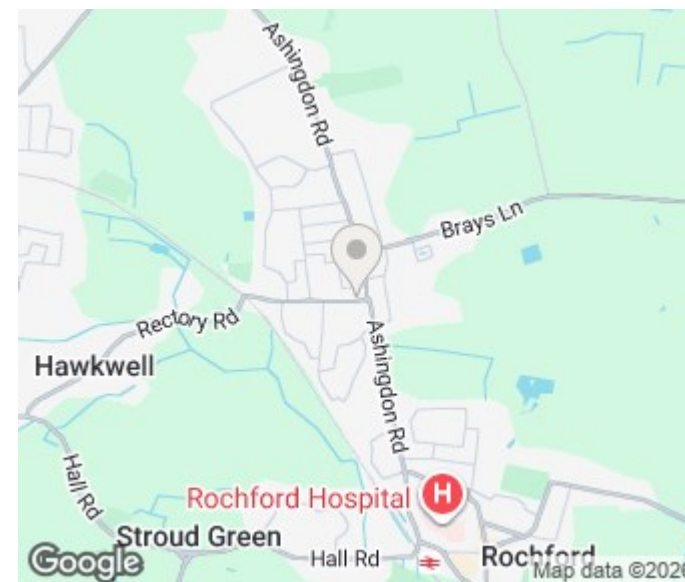
Floor Area – sq ft

Tenure – Leasehold



Total floor area 46.1 sq.m. (496 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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