



Lucam Lodge, Essex Rochford

£110,000

RETIREMENT

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- **One Bedroom Ground Floor Retirement Apartment**
- **Fitted Kitchen**
- **Wet Room**
- **Double Bedroom**
- **Good Size Lounge**
- **Direct Access To Gardens**
- **Communal Lounge, Laundry Room & Guest Facilities**
- **Central Location To Bus Stops, GP, Post Office, Cafes, Restaurants**
- **Over 55's**

We are excited to offer this GROUND FLOOR one bed RETIREMENT apartment with DIRECT ACCESS TO GARDENS. The property benefits from a WET ROOM, good size lounge, double bedroom and fitted kitchen. The COMPLEX offers plenty to residents with a LARGE COMMUNAL LOUNGE, LAUNDRY ROOM and guest facilities. The residents and management often organise events such as TAI CHI, COFFEE MORNINGS, DVD AFTERNOONS, COACH TRIPS, and COMPUTER/GAMES TRAINING, you can get as involved as you like or just sit back and enjoy the complex. Conveniently situated in the heart of ROCHFORD with the nearest bust stop only 300 YARDS AWAY, AND ONLY 600 YARDS FROM THE HISTORIC ROCHFORD SQUARE providing you with an array of SHOPS including the POST OFFICE where you can most of your BANKING done, GP, CAFES & RESTAURANTS. With the added benefits of ample parking at the whole complex being wheelchair accessible with care line system in place it really has everything you would look for. NO ONWARD CHAIN



Property Description

Communal Entrance

Secure entry intercom system, double doors access to

Communal Hallway

Access to lifts, managers office, laundry room, communal lounge, door to apartment

Hallway

Carpeted, storage cupboard, airing cupboard, intercom system, doors Leading to

Wet Room 7' 4" x 4' 10" (2.23m x 1.47m)

Tiled flooring with tiled shower area with electric power shower, low level wc, vanity wash hand basin, heater

Bedroom 7' 8" x 7' 4" (2.34m x 2.23m)

Carpeted, built in wardrobe, heater, double glazed window to rear aspect overlooking gardens

Lounge 12' 3" x 9' 7" (3.73m x 2.92m)

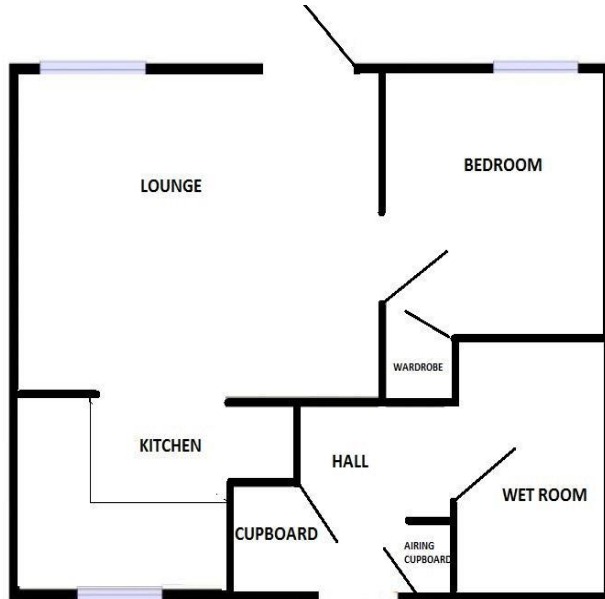
Carpeted, heater, double glazed window to rear aspect overlooking gardens, double glazed door providing direct access to gardens, heater, archway leading to

Kitchen 9' 2" x 5' 6" (2.79m x 1.68m)

Vinyl flooring, range of base and wall units with rolled edge work surface and stainless sink, integrated oven 7 hob with extractor above. space for tall standing fridge freezer, double glazed window

Exterior

Ample parking and communal gardens



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.