



41 The Garners, Rochford, SS4 1DS

**Asking Price £125,000**



# 41 The Garners , Rochford, SS4 1DS

ARE YOU LOOKING FOR A RETIRMENT  
PROPERTY OVER TWO FLOORS?

- Over 55s retirement property- Spread over  
two floors with stairlift - Large 20ft Lounge with  
views over the park and fields - Two double  
bedrooms - Two bathrooms - No onward chain  
- ample communal parking - social room for  
residents to gather - Call us today on 01702  
710 555 to arrange a viewing.



#### Main Entrance

Via communal entrance to ground floor at the front of the building with key fob secure entry system, stairs and lifts to all floors.

#### Communal Areas

As you go through the main doors, to the right hand side you will find a spacious meeting/entertaining room for the residents to enjoy. There are double doors leading outside. There is also a laundry room for residents and the managers office can be found to the left as you come through the main doors.

#### Internal Entrance

There is a private porch area before entering the apartment.

#### Hallway

Wall mounted electric radiator, carpet laid to floor, stairs with stair lift leading to first floor, storage cupboard, doors to accommodation.

#### Lounge

**20'5" x 12'2" (6.22 x 3.71)**

Part of the ceiling is open with wooden beams and window making a fantastic feature, electric fireplace with surround and hearth, windows to side and rear, two wall mounted electric radiators, carpet laid to floor.

#### Kitchen

**8'7" x 8'6" (2.62 x 2.59)**

Matching wall and base units with worktops and inset stainless steel sink and drainer, part tiled walls, space for appliances, window to front, vinyl laid to floor.

#### Bathroom

**8'4" x 6'2" (2.54 x 1.88)**

Fitted with a three piece bathroom comprising a panel bath with shower adaptor, wash hand basin in vanity unit and w/c, window to side, small wall mounted electric heater, tiled walls and vinyl flooring.

#### Dining Room

**13'3" x 9'2" (4.04 x 2.79)**

Window to rear over looking park, carpet laid to floor.

#### Upper Floor

##### Landing

Internal window looking down into lounge, carpet laid to floor, doors to accommodation.

##### Second Bedroom

**13'3" x 9'2" (4.04 x 2.79)**

Wall mounted electric radiator, carpet laid to floor, window to rear over looking park.

##### Primary Bedroom

**14'2" x 11'5" (furthest points) (4.32 x 3.48 (furthest points))**

Windows to rear over looking park, two built in wardrobes, carpet laid to floor, door to...

##### En-Suite Wet Room

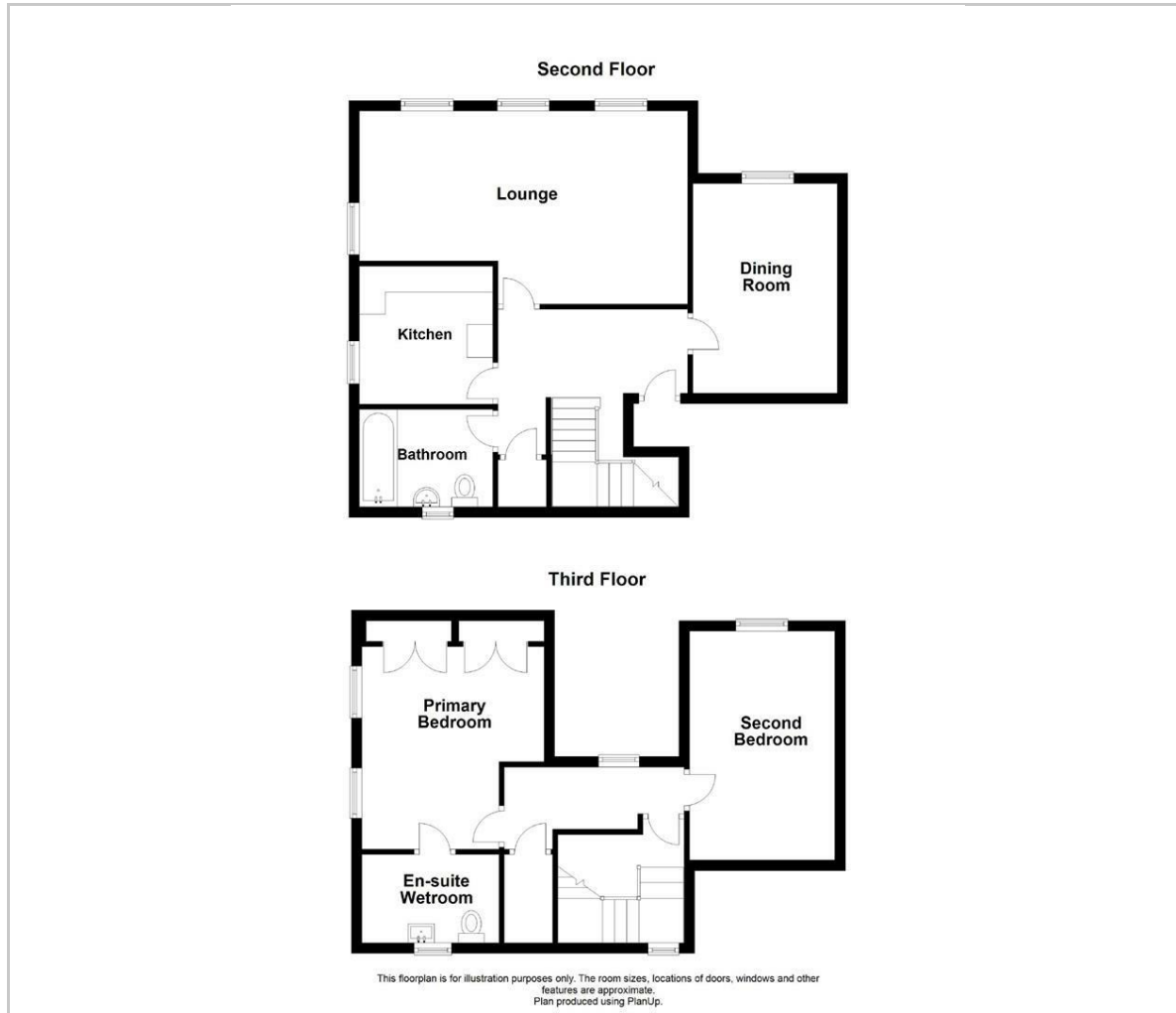
**8'5" x 5'5" (2.57 x 1.65)**

Wet room with shower, low level w/c with push button and wash hand basin in vanity unit with mixer tap, window to side, vinyl laid to floor.

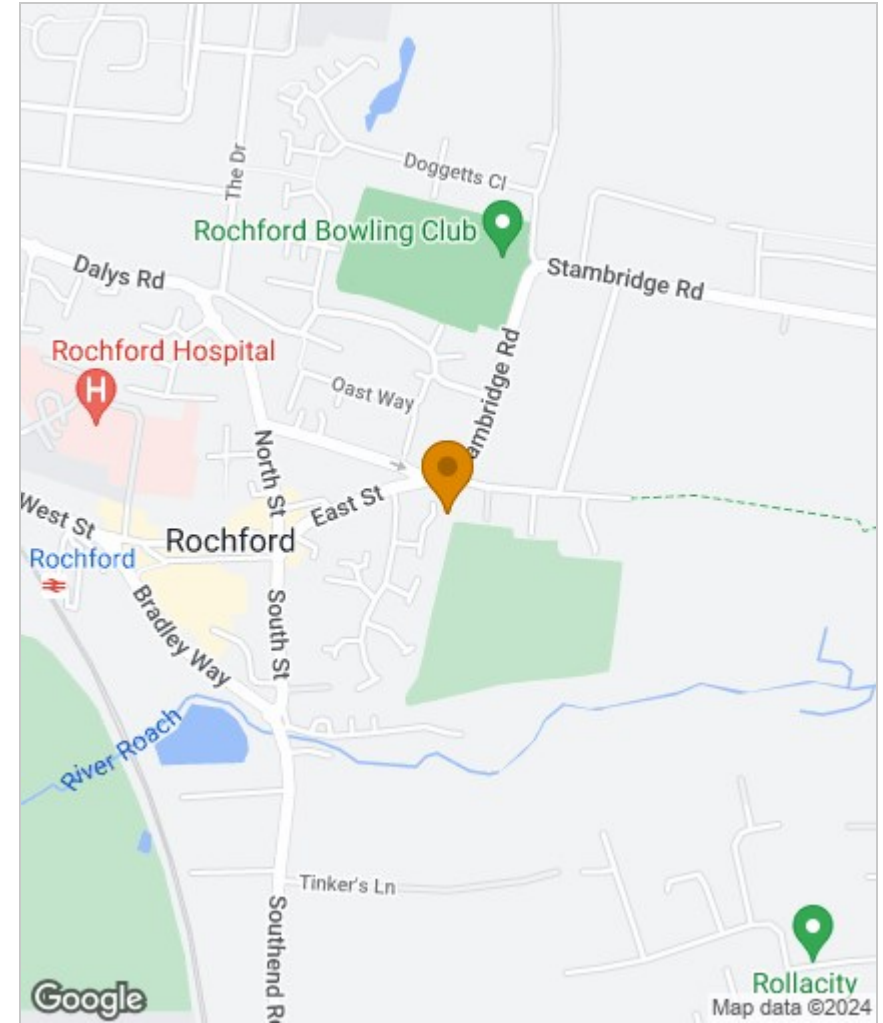
#### Agents Notes

- OVER 55s RETIREMENT PROPERTY- AN EXTREMELY SPACIOUS TWO DOUBLE BEDROOM APARTMENT SPREAD OVER TWO FLOORS - 20ft LOUNGE WITH UNIQUE WOODEN BEAM OPEN CEILING - VIEWS OVER THE PARK AND FIELDS - LARGE COMMUNAL MEETING AREA AND LAUNDRY ROOM - CLOSE PROXIMITY TO LOCAL SHOPS - NO ONWARD CHAIN -

## Floor Plan



## Area Map



## Viewing

Please contact our Sales & Lettings Office on 01702710555 if you wish to arrange a viewing appointment for this property or require further information.

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