

# Ist Call

SALES AND LETTINGS



## Leecon Way, Rochford, SS4 1TU

**£148,000 - Leasehold**

Smart 1-bed apartment on popular 'Matchbox' development! Open-plan lounge/kitchen, double bedroom, residents parking, no chain. Perfect first-time buy or investment. Must view!

This well-presented one-bedroom first floor apartment on the highly sought-after 'Matchbox' development represents an exceptional opportunity and is offered with no onward chain. The thoughtfully designed accommodation maximizes space and modern living, featuring a welcoming lounge that flows seamlessly into a sleek fitted kitchen - creating a contemporary open-plan environment perfect for today's lifestyle. The comfortable bedroom provides peaceful accommodation while the stylish modern bathroom completes the interior with quality fixtures and finishes. Modern comfort is assured throughout with full double glazing and electric heating. The valuable benefit of residents' parking is a significant advantage in this popular development. This property represents an outstanding opportunity for first-time buyers seeking quality accommodation in a well-established community, or investors looking for a rental property with strong appeal to young professionals and couples. The 'Matchbox' development's excellent reputation and convenient location ensures consistent demand. The combination of modern presentation, practical amenities, chain-free sale, and investment potential makes this a compelling proposition. Viewing recommended to appreciate the quality and potential this excellent apartment offers.

### Accommodation Comprising

Front door with security entryphone system leading to communal entrance lobby with staircase to first floor landing. Own front door to...

### Entrance Lobby

Built in airing and storage cupboard, smooth plastered ceiling, doors off to...

### Bathroom



White suite comprising panelled bath with electric shower unit over, folding glazed shower screen, pedestal wash hand basin, low level W.C., fully tiled walls and flooring, extractor fan, smooth plastered ceiling...

### Lounge/ Kitchen



### Lounge Area 11'11 x 10'6 (3.63m x 3.20m)



Double glazed window to front, wall mounted electric heater, smooth plastered ceiling, door to bedroom, open plan to...

### Kitchen Area 6'11 x 6'11 (2.11m x 2.11m)



Range of modern fitted base units with toning roil edged working surfaces over, inset single drainer stainless steel sink unit, integrated electric hob with oven below, fridge and washing machine to remain, matching range of wall mounted units, tiled splashbacks, smooth plastered ceiling, double glazed window to front...

**Bedroom 9'2 x 7' plus wardrobe (2.79m x 2.13m plus wardrobe)**



Double glazed window to side, wall mounted electric heater, built in wardrobe, smooth plastered ceiling...

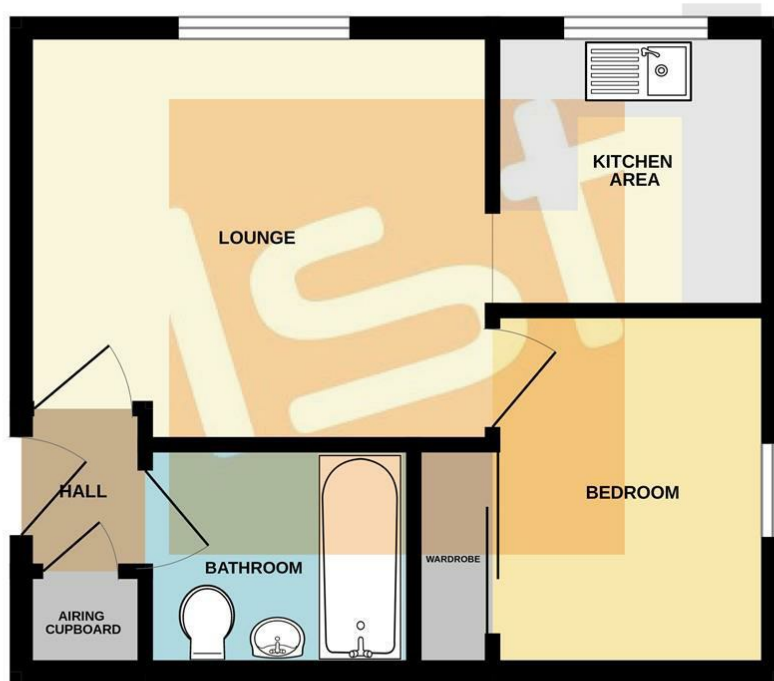


**Externally**

Residents car parking...

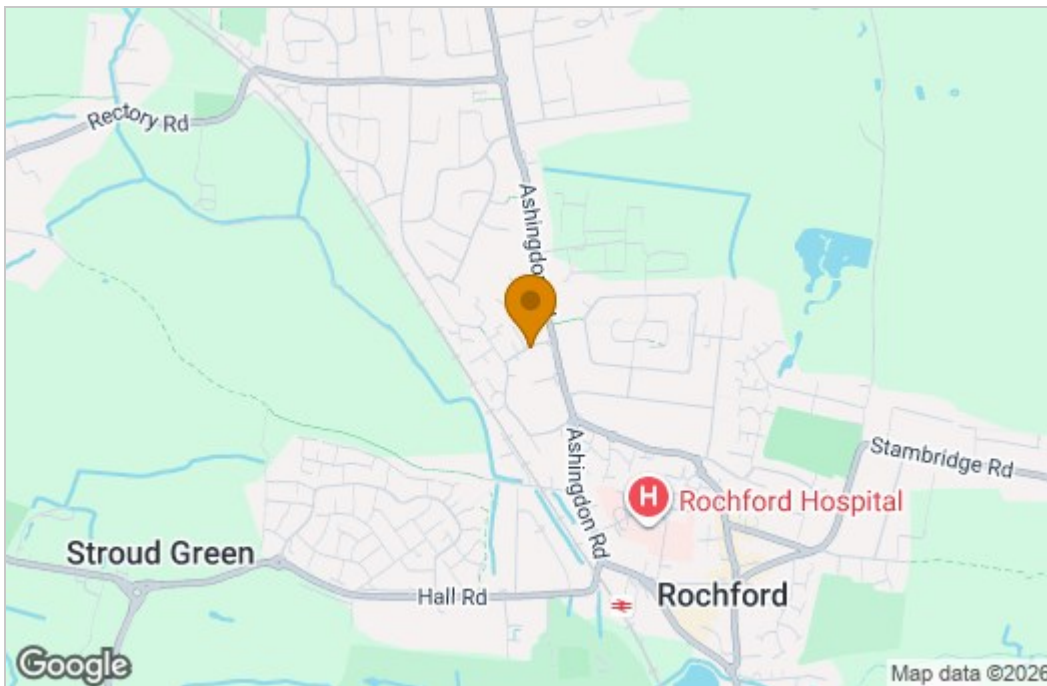
# Floor Plan

## FIRST FLOOR

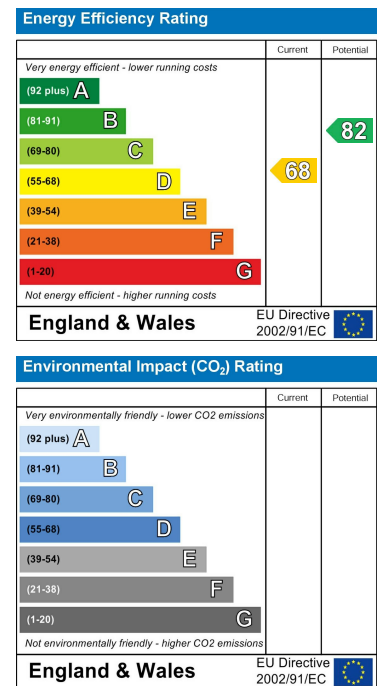


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



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