

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon
your local property experts



Rectory Road, Rochford, SS4 1UP
£180,000

Horizon Estate Agents are pleased to bring to the property market this immaculate two bedroom apartment. Close to local shops, bus route and walking distance of Rochford train station. The property has a lounge/diner 18'05 x 11'02, kitchen, bathroom and a communal outside terrace. All windows are UPVC double glazed and there is an intercom system. There is communal parking. Viewing internally is strongly advised.

sales@horizonestates.co.uk
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 The Property
Ombudsman

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Communal Entrance

Communal entrance on the ground floor with intercom access. Further communal entrance leading to entrance door.

Hardwood Entrance Door To:

Hallway

Textured ceiling, carpet, electric wall heater and storage cupboard.

Bedroom

14'01 x 11'03 (4.29m x 3.43m)

Textured ceiling, UPVC double glazed window to rear and carpeted.

Bedroom

9'11 x 6'05 (3.02m x 1.96m)

Textured ceiling, UPVC double glazed window to rear and carpeted.

Lounge/Diner

18'05 x 11'02 (5.61m x 3.40m)

Textured ceiling with coving, UPVC double glazed windows to front and side, carpeted and wall mounted heater and intercom. Door to:

Kitchen

10'05 x 8'00 (3.18m x 2.44m)

Textured and coved ceiling, UPVC double glazed window to front, vinyl flooring and part tiled walls. There is a range of fitted base units with work surfaces and inset sink and drainer. Space and plumbing for appliances, wall mounted heater and storage cupboard which contains the water tank.

Bathroom

Textured and coved ceiling, part tiled walls, vinyl flooring, wall mounted heater and extractor fan. Three piece bathroom suite comprising bath with shower, wash hand basin and WC.

Additional Information

Tenure - Leasehold

Lease Length - 162 years

Ground rent - £60 per half yearly

Service Charge - £130 per month

Council Tax - Rochford District Council

Tax band - B

Agents Notes

We recommend our customers use our panel of Conveyancers. It is your decision whether you choose to deal with our panel of Conveyancers but you are under no obligation to do so. You should know that we would receive a referral fee of £150 per transaction from them for recommending you to them.

Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.



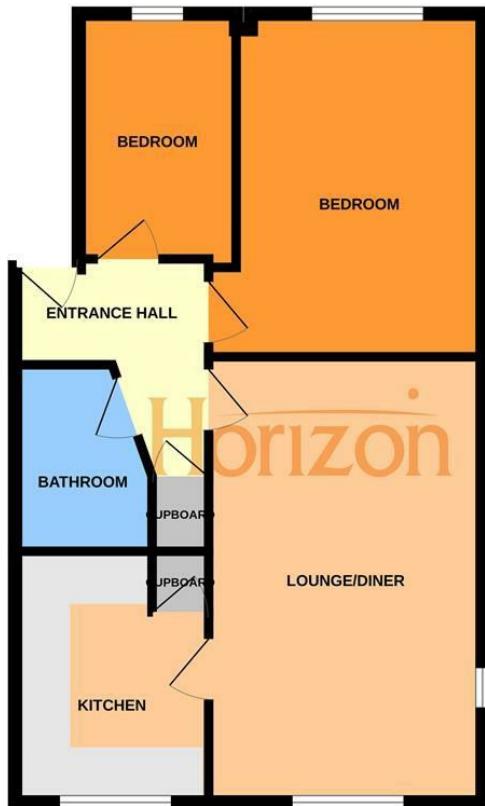
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GROUND FLOOR



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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