

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Lesney Gardens, Rochford, SS4 1TZ Guide Price £100,000

GUIDE PRICE £100,000-£110,000

Horizon Estate Agents are delighted to offer to market this spacious second floor studio apartment within easy access to the Rochford Railway Station and the local shops and amenities of Rochford Square. The property comprises a 14'0 x 10'6 living area, a 9'2 x 8'2 Bedroom, fitted kitchen and bathroom. Located within walking distance to local transport links and shops. Offered with NO ONWARD CHAIN. Internal viewing is essential.

sales@horizonstates.co.uk
horizonstates.co.uk



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Entrance

Communal entrance door with telephone entry phone, stairs to second floor.

Hallway

Storage cupboard, loft hatch, textured ceiling.

Bathroom

Three piece suite comprising of a low level W.C, panelled bath, vanity wash hand basin, window to rear aspect, laminate flooring, textured ceiling.

Lounge/Diner

14'0 x 10'6 (4.27m x 3.20m)

Window to rear aspect, electric heater, power points, phone for intercom entry system, textured ceiling, archway to:

Bedroom

9'2 x 8'2 (2.79m x 2.49m)

Fitted wardrobes, power points, textured ceiling, opening to:

Kitchen

8'6 x 4'8 (2.59m x 1.42m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, space for cooker, space for fridge freezer, washing machine, window to rear aspect, power points, laminate flooring, textured ceiling.

Exterior

Communal parking and communal gardens

Additional Information

Tenure: Leasehold

Lease Length: 64 years remaining

Service Charge: £120 pcm

Ground Rent: £160 p/a

Council: Rochford District Council

Tax Band: B

Agents Note

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.

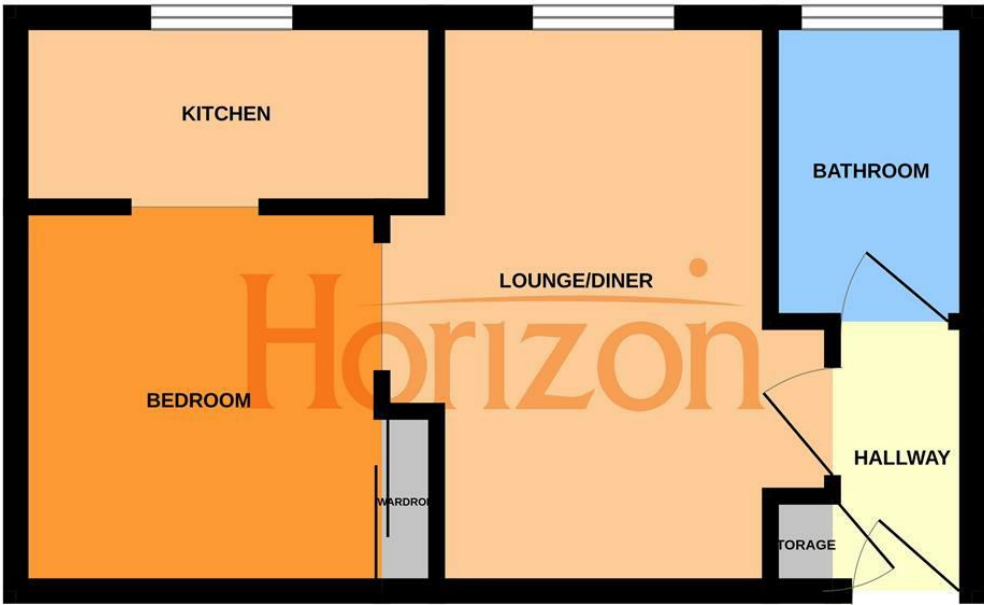
Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.



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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		Environmental Impact (CO ₂) 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	
		81	
		61	

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.