

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon
your local property experts



Jones Close, Southend-On-Sea, SS2 6PG
Guide Price £115,000

CASH BUYERS ONLY - GUIDE PRICE £115,000-£120,000

Horizon Estate Agents are pleased to offer to market this spacious two bedroom second floor purpose built apartment. The property comprises of two double bedrooms, a large lounge/diner, fitted kitchen and bathroom suite. Further benefits include a communal car park and lifts to the second floor. Located within close proximity to Southend City Centre, local transport links and local schools. Internal viewing is essential.

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 The Property
Ombudsman

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Entrance

Intercom entrance to communal area, lift and stairs to second floor, private composite entry door leading to:

Hallway

Storage cupboard, intercom phone, radiator, power points, tiled flooring.

Bedroom One

14'0 x 8'10 (4.27m x 2.69m)

UPVC double glazed window to front aspect, storage cupboard, radiator, power points, carpeted.

Bedroom Two

12'2 x 9'7 (3.71m x 2.92m)

UPVC double glazed window to front aspect, radiator, power points, carpeted.

Bathroom

Three piece suite comprising of a panelled bath, wash hand basin, low level W.C, heated towel rail, storage cupboard, tiled walls, tiled flooring, smooth plastered ceiling.

Kitchen

12'9 x 5'8 (3.89m x 1.73m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, integrated four ring gas hob, integrated oven, space for fridge freezer, space and plumbing for washing machine, UPVC double glazed window to side aspect, power points, tiled flooring, partly tiled walls.

Lounge/Diner

16'9 x 10'8 (5.11m x 3.25m)

UPVC double glazed windows to front aspect, radiator, power points, tiled flooring, UPVC double glazed door leading to:

Storage Area

UPVC double glazed windows to front aspect, power points, carpeted, smooth plastered ceiling.

Exterior

Communal gardens, communal car park.

Additional Information

Tenure: Leasehold

Lease Length: 87 years

Service Charges: £2632 p/a

Ground Rent: £10 p/a

Council: Southend City Council

Tax Band: A

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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SECOND 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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