

01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

Horizon  
*your local property experts*



**Rocheforte House, Rochford, SS4 1PW**  
**£1,150 Per Calendar Month**

Horizon Estate Agents are delighted to offer to the rental market this spacious, two bedroom, second floor purpose built apartment. The property comprises of two good-sized bedrooms, a bathroom and an open plan lounge/kitchen/diner.

Located within walking distance to Rochford Railway Station & Rochford Square. Internal viewing is essential.

[sales@horizonestates.co.uk](mailto:sales@horizonestates.co.uk)  
[horizonestates.co.uk](http://horizonestates.co.uk)



## **Entrance**

Security entry door with stairs rising to:

## **Communal hallway**

Hardwood entrance door leading to:

## **Entrance hall**

Carpeted, built in storage cupboard, carpeted, coved and smooth plastered ceiling, doors off:

## **Bedroom one**

14'8" plus wardrobes x 10'5" into bay (4.47 plus wardrobes x 3.18 into bay)

Double glazed windows to side and rear aspect, wall mounted heater, carpeted, built in wardrobes, coved and smooth plastered ceiling.

## **Bedroom two**

13'3" x 8'0" (4.04 x 2.44)

Double glazed windows to rear aspect, wall mounted heater, carpeted, coved and smooth plastered ceiling.

## **Bathroom**

Modern white suite comprising panelled bath with thermostatic shower over, close coupled WC, pedestal wash hand basin, chrome heated towel rail, smooth plastered ceiling.

## **Lounge**

12'7" into door recess x 18'4" max (3.84 into door recess x 5.59 max)

Double glazed windows to side and rear aspect, wall mounted heater, carpeted, coved and smooth plastered ceiling, opening onto:

## **Kitchen**

6'4" x 5'11" (1.93 x 1.80)

Fitted kitchen comprising base and eye level units with roll edge working surfaces over, inset stainless steel sink and drainer, inset four ring hob with oven below and extractor over, integrated fridge/freezer, vinyl flooring, smooth plastered ceiling.

## **Exterior**

Allocated parking for one vehicles.

## **Additional Information**

Council: Rochford District Council

Tax Band: B

Rental Amount PCM: £1,150 pcm

Deposit: £1,326

Length of Tenancy: 6 months

## **Agents Note**

We require 2 forms of ID from every person over the age of 18 years. The ID would need to be given in person in order for us to see the originals. The 2 forms of identification that is acceptable would be Passport and Driving Licence if you haven't got both, a separate document stating your proof of address. Once these documents have been received a holding deposit equivalent to one week's rent will be required to reserve the property and we shall be start referencing.

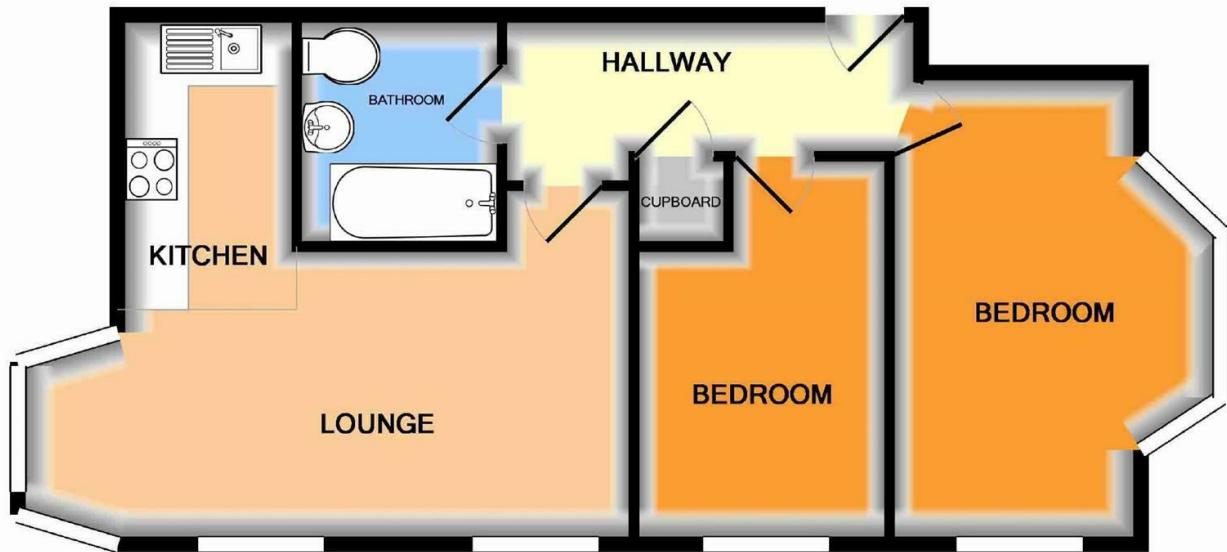


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TOTAL APPROX. FLOOR AREA 554 SQ.FT. (51.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 <sub>2</sub> ) 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		Not environmentally friendly - higher CO <sub>2</sub> 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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