

# 01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Lesney Gardens, Rochford, SS4 1TZ

### Offers In Excess Of £150,000

Horizon Estate Agents are delighted to offer to market this one bedroom purpose built ground floor apartment. The property comprises of a spacious 17'0 x 10'1 Lounge, a double bedroom with fitted wardrobes, a fitted kitchen with space for appliances and a bathroom suite. The property is being offered with No Onward Chain. Lease to be extended to 155 years. Located within walking distance to local transport links and shops. Internal viewing is essential.

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



rightmove

onTheMarket.com

### **Main Entrance**

Communal door with security entry phone system. Own entrance door to:

### **Hallway**

Intercom phone for entry system, radiator, power points, wood effect flooring, smooth plastered ceiling.

### **Bathroom**

Three piece suite comprising of a panelled bath with rainfall shower over, vanity wash hand basin, low level W.C, obscured UPVC double glazed window to rear aspect, radiator, tiled walls and flooring, smooth plastered ceiling.

### **Bedroom**

13'2 x 9'6 (4.01m x 2.90m)

UPVC double glazed window to front aspect, fitted wardrobes, drawers and desk, radiator, power points, carpeted, textured ceiling.

### **Kitchen**

10'7 x 7'4 (3.23m x 2.24m)

UPVC double glazed windows to side and rear aspects, Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, space for cooker, space for fridge freezer, space and plumbing for washing machine, storage cupboard, power points, smooth plastered ceiling.

### **Lounge/Diner**

17'0 x 10'1 (5.18m x 3.07m)

UPVC double glazed windows to front and rear aspect, 2x radiators, power points, carpeted, textured ceiling.

### **Exterior**

Communal car park, communal gardens, communal bin store

### **Additional Information**

Council: Rochford District Council

Tax Band: B

Tenure: Leasehold

Lease Length: Being Extended to 155 years on completion. Currently at 65 Years.

Ground Rent: £90 p/a

Service Charges: £127 pcm

### **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.





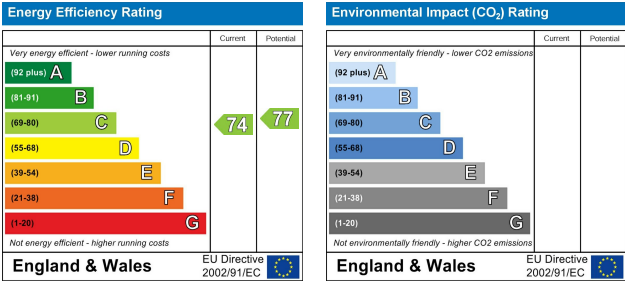
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GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 467 sq.ft. (43.4 sq.m.) approx.  
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 purchasers. 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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