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42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Roche Close, Rochford, SS4 1PU

£100,000

Horizon Estate Agents are pleased to bring to market this spacious one bedroom first floor retirement flat for over 60's, located in the sought after Ormond House development. The property comprises of a double bedroom, large living room with space for lounge and dining area, a fitted kitchen with fully integrated appliances and a shower room. The development benefits from a 'Careline' emergency pull cord system and house manager, residents lounge, laundry room, communal garden, communal car park and a guest suite. Located within walking distance of Rochford Railway Station, shops and amenities. Offered with NO ONWARD CHAIN. Internal viewing is essential.

sales@horizonestates.co.uk
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Entrance

Communal front door with an intercom entry system, communal hallways, lift and stairs leading to the first floor, communal landings leading to the apartment front door.

Entrance Hall

Front door opening to the communal landing, large walk-in storage/airing cupboard with the hot water cylinder and a light, coved ceiling, intercom receiver with an emergency pull cord, loft hatch.

Living room

17'4" x 10'2" (5.3 x 3.1)

Wooden framed double glazed window to front aspect, smooth plastered walls and ceiling, coved ceiling, a modern electric fireplace, electric storage heater, emergency pull cord, double doors opening to the kitchen.

Kitchen

7'4" x 6'11" (2.26 x 2.13)

Fitted wall and base level units and drawers, rolled edge work surfaces, single sink and drainer unit with a mixer tap, tiled splashbacks, waist height electric oven and integrated microwave, electric hob with an extractor over, integrated fridge and freezer, wooden framed double glazed window to front aspect, coved ceiling, wall mounted electric fan heater, emergency pull cord, laminate flooring.

Bedroom

12'4" x 9'2" (3.76 x 2.8)

Wooden framed double glazed window to front aspect, built-in double wardrobe with mirrored doors, smooth plastered walls and ceiling, coved ceiling, electric storage heater, emergency pull cord, carpet.

Shower Room

6'11" x 5'6" (2.13 x 1.7)

Double shower enclosure with a fitted shower seat, low level WC, wash hand basin with a vanity unit, laminate flooring, tiled walls, coved ceiling, wall mounted electric fan heater, heated towel rail, emergency call button, extractor fan.

Communal Facilities

House manager, resident's lounge, resident's laundry room, communal garden area, resident's car park, guest suite available at a nightly charge.

Additional Information

Lease term - 109 years remaining

Ground Rent - £212.50 per half year

Service Charge - £1,984.35 per half year

Council: Rochford District Council

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
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 478 sq.ft. (44.4 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 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 (CO₂) 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		

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