

# 01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Coachman Court, Rochford, SS4 1FF £1,300 Per Calendar Month

A two bedroom second floor spacious 'assisted living' apartment, set within the sought after Coachman court development. The property boasts many facilities which include a residents lounge, function room, restaurant with waitress service, Positioned within close proximity of shops, bus links and mainline railway station. Available now

### Entrance

Via communal security doors and telephone entry system.

### Entrance Hall

Coving to smooth plastered ceiling with loft access, emergency pull cord, storage heater, wood affect flooring, storage cupboard housing electric meters, fuses and hot water tank,

### Lounge / Diner

21'0" x 10'8" (6.40 x 3.25)

Coving to smooth plastered ceiling, double glazed window to front aspect, storage heater and a electric feature fireplace, carpeted, emergency pull cord and doors off to:

### Kitchen

10'0" max x 7'7" (3.05 max x 2.31)

Coving to smooth plastered ceiling double glazed window to front aspect, a range of eye and base level units with integrated fridge and freezer, built in oven and grill, electric four ring hob with extractor hood above, single drainer with single bowl stainless steel sink unit with mixer taps, wall mounted electric small heater, vinyl flooring,

### Wet Room

Coving to smooth plaster ceiling, four piece suite comprising a panelled bath, pedestal wash hand basin with cupboard under, low flush WC, shower wet area with fitted shower, part tiled walls, wall mounted electric heater, extractor fan,

### Bedroom One

15'0" x 10'1" (4.57 x 3.07)

Coving to smooth plaster ceiling. double glazed window to the front aspect, telephone point, storage heater, built in double wardrobe with shelving and hanging space, emergency pull cord, carpeted

### Bedroom Two

15'3" x 9'4" (4.65 x 2.84)

Coving to smooth plaster ceiling. double glazed window to the front aspect, wall mounted electric heater, emergency pull chord, wood affect flooring

### Communal Facilities

Residents lounge, Restaurant with waitress service, Laundry room, Security door entry, Function suite, Guest Suite and Communal refuse area.

### Exterior

Communal gardens and parking

### Information

You must supply us with the following information, before we can run reference checks on you. We require this information from all parties that are contributing to the rent. If a Guarantor is required, we also need this information.

Information we require - ID (Passport and driving licence) - Most recent P60 - Last 3 months Bank statements - Last 3 months payslips (your last years accounts if self-employed) - A copy of your credit report. (This can be obtained by Exquifax, Experian)

Once all of the above has been received we will then email you our referencing form, which must be completed and returned to us before any referencing can be commenced. Please be aware that the property will remain on the market until we have all the above information and you have passed referencing. Once we receive your holding deposit of £100, the property will be withdrawn from the market. You will be offered insurance, which you have no obligation to take through FCC Paragon. If you decide to take insurance through FCC Paragon, the amount of commission we will receive will depend on the size of the policy/policies taken





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TOTAL APPROX. FLOOR AREA 744 SQ.FT. (69.1 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	
	Potential		Potential
Very energy efficient - lower running costs			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
	82		71
	84		74

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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