01702 411 000
42 Hedingham Place
Rochford, Essex, SS4 1UP

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North Street, Rochford, SS4 1AB
£170,000

Horizon Estate Agents are delighted to offer to market this recently refurbished, two bedroom first floor flat, located in the centre of Rochford. The property comprises of two bedrooms, a good-sized lounge and newly fitted kitchen and bathroom. Further benefits include a new lease with 199 years remaining and £0 ground rent. Offered with no onward chain. Located within walking distance to Rochford Railway Station, local shops, pubs, restaurants and bus links. Internal viewing is essential.

sales@horizonestates.co.uk
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Hallway
Obscured UPVC double glazed entry door, wood effect flooring, smooth plastered ceiling.

Bathroom
Three piece suite comprising of a panelled bath with electric shower over, vanity wash hand basin, close coupled W.C, obscured UPVC double glazed window to rear aspect, heated towel rail, wood effect flooring, smooth plastered ceiling.

Kitchen
14'1 x 6'1 (4.29m x 1.85m)
Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, four ring electric hob with extractor hood over, integrated oven, space for fridge freezer, space and plumbing for washing machine and dishwasher, breakfast bar, storage heater, storage cupboard, power points, wood effect flooring, smooth plastered ceiling.

Bedroom
12'7 x 9'10 (3.84m x 3.00m)
UPVC double glazed window to rear aspect, electric heater, storage cupboard, power points, carpeted, coved smooth plastered ceiling.

Lounge
12'9 x 9'10 (3.89m x 3.00m)
UPVC double glazed window to front aspect, storage heater, power points, carpeted, smooth plastered ceiling.

Bedroom
9'8 x 6'1 (2.95m x 1.85m)
UPVC double glazed window to front aspect, electric hearer, power points, carpeted, smooth plastered ceiling.

Additional Information
Tenure: Leasehold
Lease Length: 199 Years Remaining
Ground Rent: £0
Service Charge: TBC
Council: Rochford District Council
Tax Band: A

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.







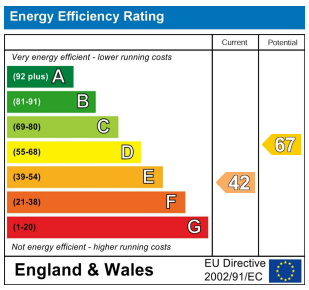
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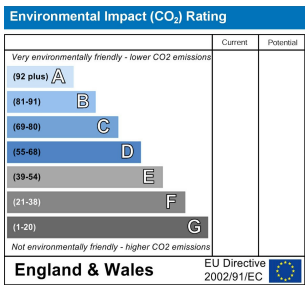
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GROUND FLOOR



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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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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