

01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

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*your local property experts*



**Lucam Lodge, Rochford, SS4 1DS**  
**£100,000**

Horizon Estate Agents are pleased to bring to market this immaculate one bedroom ground floor retirement flat located in the sought after Lucam Lodge complex. The property comprises of a good sized bedroom, a generous size lounge, modern three piece shower suite, spacious galley kitchen with integrated appliances. Further benefits include. Located within walking distance of transport links, shops and amenities. Internal viewing is essential. NO ONWARD CHAIN

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## **Hardwood entrance door to:**

### **Entrance hall**

Built in Storage Cupboards, Electric Wall Heater, Power Point, Textured Ceiling, Carpeted

### **Kitchen**

8'6" x 7'8" (2.59 x 2.34)

Double Glazed Window to Side Aspect, Range of base and Eye Level Units with Roll Top Work Surfaces and Inset Sink and Drainer. Integrated Oven, 4 Ring Electric Hob with Overhead Extractor Fan, Partly Tiled Walls. Tile Flooring, Textured Ceiling

### **Lounge**

14'3" x 10'2" (4.34 x 3.10)

Double Glazed Window to Front Aspect and Further Double Glazed Window to Side Aspect, Electric heater, Power Points, Carpeted, Textured Ceiling

### **Bedroom**

10'7" x 9'3" (3.23 x 2.82)

Double Glazed Window to Front, Power Points, Fitted Wardrobes, Carpeted, Textured ceiling,

### **Bathroom**

fully tiled walls and flooring. White suite comprising WC, wash hand basin in vanity unit and walk in double shower, Textured ceiling

### **Outside**

Secure Communal Front Door with Phone System and Fob for Residents, Resident parking, Communal Gardens

### **Additional Information**

Tenure: Leasehold

Council: Rochford District Council

Lease Length: 64 years remaining

Service Charges & Ground rent: £245.56 pcm

Tax Band: A

### **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



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 guidance only and must not 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 (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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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