

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Norman House, Rochford, SS4 1DQ £895 Per Calendar Month

Horizon Estate Agents are pleased to bring a spacious 2 bedroom ground floor apartment to the rental market. Modernized kitchen and bathroom. The property is located within minutes of Rochford Village so is therefore close to shops, bus routes and the mainline railway station. Features include double glazing, gas central heating, 1 parking space. Available as of start of August.

sales@horizonestates.co.uk
horizonestates.co.uk



Communal entrance hall

Entrance via Upvc double glazed entrance door.

Entrance Hall

Hardwood entrance hall, chubb lock, era wall lock, brown beige carpet, white skirting board, chrome power point, radiator, magnolia walls, white painted door architrave, two light switches, fan isolator. Double opening cupboard housing, boiler and consumer unit,

Lounge

26'11" x 10'6" > 9'6" (8.2 x 3.2 > 2.9)

Upvc double glazed window side aspect, white smooth plastered ceiling with pendant light.

Kitchen Area

Modern fitted kitchen comprises a comprehensive range of white eye and base level units, smooth plastered ceiling with inset spot lights, mains operated fire alarm, vinyl tile effect flooring, Alpha thermostat.

Bedroom one

11'10" x 11'2" (3.6 x 3.4)

Upvc double glazed window, front and to side aspect, white smooth plastered ceiling with pendant light.

Bedroom two

8'10" x 7'10" (2.7 x 2.4)

Upvc double glazed windows to front aspect, white smooth plastered ceiling with pendant light.

Bathroom

Paneled bath with mixer taps, thermostatic shower over and holder, close coupled WC, part tiled walls, smoothed plastered ceiling with inset spot lights.

Communal

One allocated parking and communal gardens

Agents Note

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 600 SQ.FT. (55.7 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 ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(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	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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