

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Adams Glade, Rochford, SS4 3LA £240,000

Horizon Estate Agents are pleased to offer to market this modern and spacious one bedroom ground floor apartment. The property comprises of a large double bedroom with fitted wardrobes, a fitted kitchen, bathroom and a 15'7 x 11'2 Lounge/Diner. Further benefits include a private rear garden, a garage and an allocated parking space. 157 Years remaining on the lease. Service Charges £160 p/a. Garage Ground Rent £10 p/a. Located within close proximity to local transport links, shops and amenities. Internal viewing is essential.

Entrance Hallway

Obscured UPVC double glazed entry door, storage cupboards, radiator, power points, wood effect flooring, coved textured ceiling.

Bedroom

15'6 x 11'4 (4.72m x 3.45m)

UPVC double glazed window to front aspect, fitted wardrobes, storage cupboard, radiator, power points, carpeted, textured ceiling.

Kitchen

8'9 x 6'6 (2.67m x 1.98m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, space for cooker, space for fridge freezer, space and plumbing for washing machine, obscured UPVC double glazed window to front aspect, power points, wood effect flooring, textured ceiling.

Bathroom

Three piece suite comprising of a panelled bath with shower head over, vanity wash hand basin, low level W.C, obscured UPVC double glazed window to rear aspect, radiator, tiled walls, wood effect flooring, textured ceiling.

Lounge/Diner

15'7 x 11'2 (4.75m x 3.40m)

UPVC double glazed windows to rear and side aspects, radiator, power points, carpeted, textured ceiling.

Exterior

Allocated garage with space for storage and vehicle, allocated parking, rear garden laid to lawn with gravel seating area, outdoor storage cupboard.

Additional Information

Tenure: Leasehold

Lease Length: 157 years

Service Charge: £160 p/a (inc Ground Rent)

Garage Ground Rent: £10 p/a

Council: Rochford District 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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Floor plan of a 1-bedroom apartment. The layout includes a large orange bedroom on the left, a light orange lounge on the right, a yellow entrance hall in the center, a light orange kitchen at the top, and a blue bathroom at the bottom. Two grey cupboards are located in the entrance hall, one near the kitchen and one near the bedroom. A large 'Horizon' watermark is overlaid on the plan.

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 (55-64) D (39-54) E (21-38) F (1-20) G	70	74
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-64) D (39-54) E (21-38) F (1-20) G	70	74
Not environmentally friendly - higher CO₂ 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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