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

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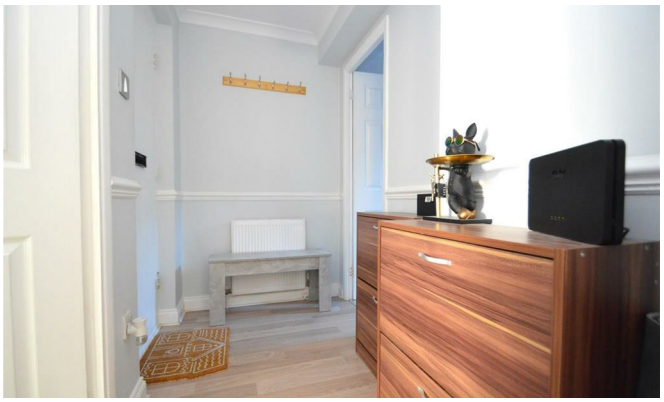

Lesney Gardens, Rochford, SS4 1TZ
Offers In Excess Of £165,000

Horizon Estate Agents are pleased to bring to the property market this modern and well maintained one bedroom ground floor apartment. The property is located within walking distance of local shops, bus routes and Rochford Train Station. There is a double bedroom, modern shower room, modern fitted kitchen and lounge/diner. There is communal parking and communal gardens. The property also has the advantage of UPVC double glazing and gas central heating. Viewing internally is strongly advised and there is NO OWARD CHAIN.

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Entrance Door To:

Hallway
Smooth coved ceiling, wood effect flooring, radiator and intercom system. Doors to:

Shower room
Smooth and coved ceiling. UPVC obscured double glazed window to rear. Walk in double shower with wall board and shower screen. Tiled floor, part tiled walls. White WC and wash hand basin in vanity unit. Heated towel rail.

Bedroom
13'3 x 9'7 (4.04m x 2.92m)
Smooth plastered and coved ceiling. UPVC window to front, carpet and radiator.

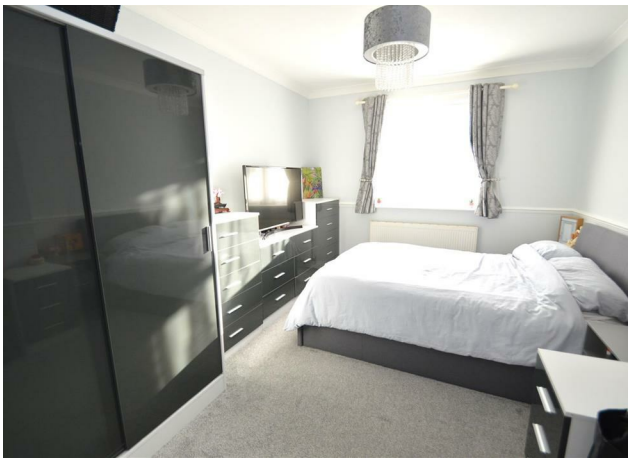
Kitchen
Smooth plastered and coved ceiling. UPVC double glazed window to rear and side. Vinyl flooring. There is a range of modern base and eye level units with work surfaces and inset sink and drainer with modern splash backs. Integrated appliances include oven, hob and extractor. Space and plumbing for other appliances. Cupboard housing the boiler. Feature archway through to lounge/diner.

Lounge/diner
Smooth plastered and coved ceiling. UPVC double glazed window to front and and rear. Wood effect flooring, radiator and feature electric fire with surround.

Communal areas
Laid to lawn with shrub boarders and communal parking.

Additional Information
Tenure: Leasehold
Council: Rochford District Council
Council Tax Band: B
Lease Length: 86 years
Service Charge: £150.00 PCM includes water and Insurance
Ground Rent: £250.00 Per annum

Agents Details
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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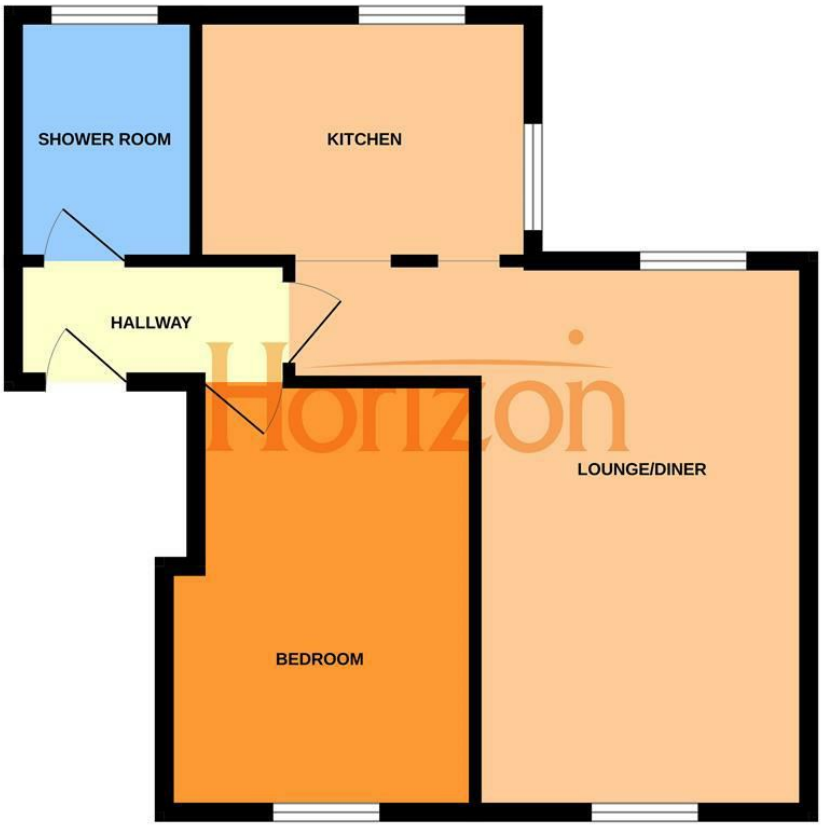
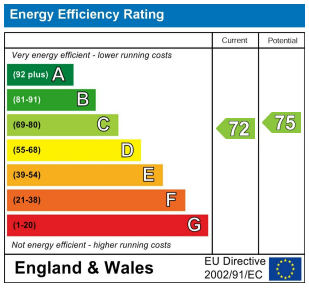
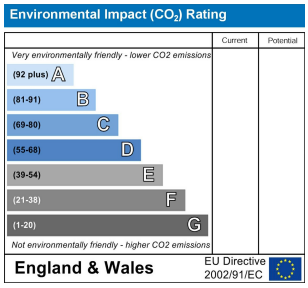
GROUND FLOOR







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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