

01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

Horizon  
*your local property experts*



**Ashingdon Road, Rochford, SS4 3HX**  
**£220,000**

Horizon Estate Agents are delighted to offer for sale this two bedroom GROUND floor apartment. The property is located within a popular development in Ashingdon. The property comprises of a spacious open plan kitchen/living area, two bedrooms one with fitted wardrobes, a modern bathroom suite, security entry system and double glazing. Further benefits are a allocated parking space and patio doors directly to communal gardens.

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The Property  
Ombudsman

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## **Entrance**

Security entrance door to communal hallway. Own front door to:

## **Hallway**

Entry intercom system, electric heater, storage cupboard with water tank, carpeted, smooth plastered ceiling, doors off to:

## **Bedroom**

10'3" x 6'9" (3.12m' x 2.06m')

Smooth plastered ceiling, double glazed window to side aspect, power points, electric heater, carpeted.

## **Bathroom**

Three piece suite comprising panelled bath with shower attachment above and fitted shower curtain, vanity unit wash hand basin, concealed cistern W.C, electric shaver point, smooth plastered ceiling, part tiled walls tiled flooring and extractor fan.

## **Bedroom**

13'2" x 9'3" (4.01m' x 2.82m')

Smooth plastered ceiling, double glazed window to rear aspect, built in wardrobe, power points, electric heater, wood flooring.

## **Open plan Kitchen/Lounge**

21'2" x 10'3" (6.45m' x 3.12m)

Lounge: Double glazed patio doors to rear aspect leading directly to communal gardens, further double glazed window to side aspect, electric heater, power points, television point, smooth plastered ceiling. carpeted.

Kitchen: Comprising a range of eye and base level units with rolled edge work surfaces over, inset sink and drainer with mixer tap. Integrated oven and four ring electric hob over, power points, space for fridge freezer and washing machine. Smooth plastered ceiling with inset spot lights, wood flooring.

## **Exterior**

Allocated off street parking space to front of property, communal gardens to the rear, which are mainly laid to lawn.

## **Additional Information**

Tenure: Leasehold

Lease Length: 106 years remaining

Ground Rent: £300 p/a

Service Charges: £151.27 Per month

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.



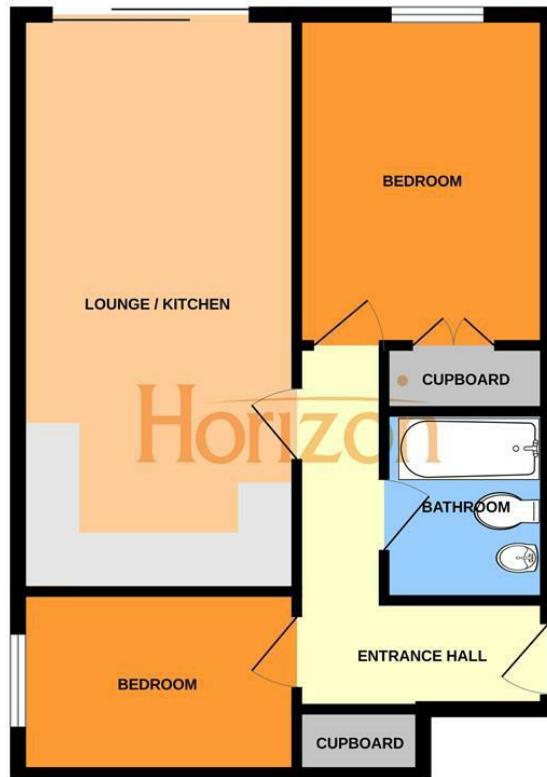
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# Horizon

your local property experts

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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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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