

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Ashingdon Road, Rochford, SS4 1FF £70,000

Horizon Estates are pleased to offer to the market this one bedroom first floor retirement apartment situated within the popular Coachman Court development. This development boasts many facilities which include a residents lounge, function room, a restaurant with waitress service and a 24 hour house manager, Positioned within close proximity of shops, bus links and mainline railway station. No onward chain. Viewing essential.

sales@horizonstates.co.uk
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Entrance

Via communal security doors and telephone entry system

Hallway

Front entrance door, carpeted, coving to smooth plastered ceiling, storage cupboard, emergency pull cord

Lounge

20'5 x 10'8 (6.22m x 3.25m)

Storage heater, feature fireplace and fitted electric fire, double glazed window to the rear aspect, obscure glazed double doors leading into the kitchen, coving to smooth plastered ceiling, emergency pull cord, power points, carpeted

Kitchen

9'3 x 7'6 (2.82m x 2.29m)

UPVC double glazed window to the rear aspect, stainless steel inset sink and drainer unit with mixer taps, eye and base level units with work surface over, integrated oven, integrated four ring electric hob with extractor fan over, integrated fridge and freezer, wall mounted electric heater, vinyl flooring, coving to smooth plastered ceiling

Bedroom

15'1 x 10'0 (4.60m x 3.05m)

Double glazed window to rear aspect, built in wardrobes, coving to smooth plastered ceiling, storage heater, emergency pull cord, carpeted

Bathroom

Panelled bath, vanity unit wash hand basin, close coupled WC, shower wet area with fitted shower and hose, part tiled walls, wall mounted electric heater, coving to smooth plastered ceiling

Facilities & Communal Areas

Communal parking, communal gardens, residents lounge, restaurant with waitress service, laundry room, security door entry, function suite, guest suite and communal refuse area.

Additional Information

Tenure: Leasehold

Lease Length: 105 Years Left

Service Charges: £9,162.15 p/a

Ground Rent: £405 p/a

Council: Rochford District Council

Tax Band: C

Agent 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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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		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		86	87	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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