

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon
your local property experts



Steeple Close, Rochford, SS4 1TX
£900 Per Month

Horizon Estate Agents are delighted to bring to market this newly decorated one bedroom first floor apartment, conveniently located within close proximity of local transport links and shops. The property benefits from a double bedroom, a shower room, a 14'1 x 10'3 lounge/diner and a modern fitted kitchen. The apartment also benefits from a communal car park. Within close proximity of local transport links and shops. Internal viewing is essential.

sales@horizonestates.co.uk
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Main Entrance

Communal door with security entry phone system, stairs to first floor. Own entrance door to:

Hallway

Intercom entry system, power points, carpeted, smooth plastered ceiling.

Bedroom

12'6 x 10'6 (3.81m x 3.20m)

UPVC double glazed windows to front aspect, electric heater, power points, carpeted, smooth plastered ceiling.

Shower Room

Three piece suite comprising of a shower unit, vanity wash hand basin, low level W.C, electric heated towel rail, wood effect laminate flooring, smooth plastered ceiling.

Lounge

14'1 x 10'3 (4.29m x 3.12m)

UPVC double glazed windows to rear aspect, electric heater, power points, carpeted, coved smooth plastered ceiling.

Kitchen

10'10 x 6'10 (3.30m x 2.08m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, integrated four ring electric hob and oven with extractor hood over, space for washing machine, space and plumbing for washing machine, UPVC double glazed windows to rear aspect, storage cupboard, power points, wood effect laminate flooring, smooth plastered ceiling.

Communal Parking

The property benefits from a communal car park.

Additional Information

Rental Amount: £900 pcm

Deposit: £1,038

Tenancy Length: 6 months

Council: Rochford District Council

Tax Band: B (£1,702.53 p/a)

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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GROUND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 388 sq.ft. (36.1 sq.m.) approx.
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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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