

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Coachman Court, Rochford, SS4 1FF £1,150 Per Calendar Month

Horizon Estates. Situated within the popular Coachman Court development is this one bedroom ground floor retirement apartment for the over 60's. This development boasts many facilities which include a residents lounge, function room, restaurant with waitress service, 24 hour house manager, video entry system. Positioned within close proximity of shops, bus links and mainline railway station. Internal viewing is essential.

Entrance

Security entrance door to communal hall, lift and stairs to first floor. Personal door to;

Hallway

Coving to smooth plastered ceiling, power points, pull cord, walk in storage cupboard, carpeted

Lounge

21'1" x 10'7" (6.43m' x 3.23m')

Upvc double glazed door, and window to side aspect, coving to smooth plastered ceiling, power points, storage heater, telephone point, television point, fire surround with inset electric fire, carpeted

Kitchen

9'6" x 7'6" (2.90m' x 2.29m')

Comprising fitted eye and base level units with work surface over, fitted electric oven, four ring electric hob, built in fridge and freezer, stainless steel sink and drainer, upvc double glazed window to front aspect, fitted extractor hood, coving to smooth plaster ceiling, laminate flooring, partly tiled walls, power points.

Bedroom

13'4" x 10'11" (4.06m' x 3.33m)

Upvc double glazed windows to front aspect, coving to smooth plastered ceiling, power points, built in wardrobe, storage heater, carpeted

Wet Room/Bathroom

8'8" x 8'1" (2.64m' x 2.46m)

Comprising, close coupled WC, panelled bath, vanity wash hand basin, half tiled walls, extractor, built in shower, electric towel rail, laminate flooring, coved 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

Tenancy Length: 6 months initially

Rent: £1,150

Deposit: £1,150

Council: Rochford District Council

Tax Band: C

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
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 541 sq.ft. (50.2 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		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC
	74	80		60	69

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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