

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Rectory Road, Rochford, SS4 1UP

£175,000

Horizon Estate Agents are delighted to offer to market this spacious two bedroom first floor purpose-built apartment, situated in the sought after Heddingham Place development. The property comprises of two good-sized bedrooms, a large lounge/diner, a fitted kitchen and bathroom. Further benefits include a long 101 year lease and a communal car park.

Offered with NO ONWARD CHAIN. Within walking distance to local shops and transport links. Internal viewing is essential.

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Communal Entrance

Communal entrance door with intercom entry system, stairs to first floor, part glazed door leading to:

Hallway

Built-in storage cupboard, telephone for entry system, carpeted, textured ceiling.

Lounge

17'2 x 10'9 (5.23m x 3.28m)

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

Kitchen

10'2 x 8'1 (3.10m x 2.46m)

UPVC double glazed window to front aspect, laminate tile effect flooring, fitted kitchen comprising of a range of eye and base level units with work surfaces over, inset stainless steel sink and drainer, space and plumbing for domestic appliances, built-in storage cupboard, power points, textured ceiling.

Bedroom One

13'9 x 10'9 (4.19m x 3.28m)

Double glazed window to rear aspect, electric heater, power points, laminate wood effect flooring, textured ceiling

Bedroom Two

9'8 x 6'4 (2.95m x 1.93m)

Double glazed window to rear aspect, electric heater, power points, laminate wood flooring, textured ceiling.

Bathroom

Three piece suite comprising of a panelled bath with shower over, floating wash hand basin, close coupled W.C, laminate tiled affect flooring, textured ceiling.

Parking

Communal car park.

Additional Information

Tenure: Leasehold

Lease Length: 101 years remaining

Service Charge: £130 pcm

Ground Rent: £60 half yearly

Council: Rochford District Council

Tax Band: B

Agents Note

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.

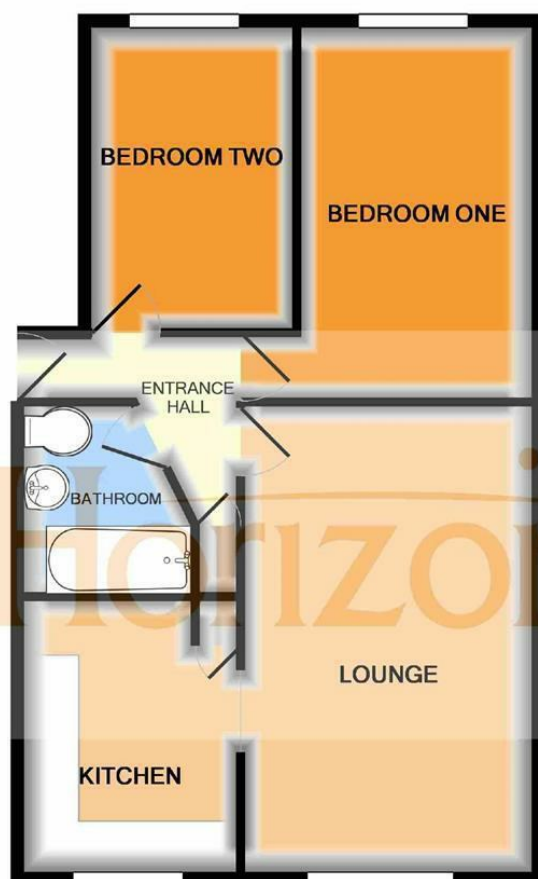


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TOTAL APPROX. FLOOR AREA 555 SQ.FT. (51.6 SQ.M.)

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		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

Energy Efficiency Rating: Current 71, Potential 83

Environmental Impact (CO₂) Rating: Current G, Potential A

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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