

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Coachman Court, Rochford, SS4 1FF

Guide Price £120,000

Horizon estate agents are pleased to bring to the sales market a two bedroom ground floor spacious 'assisted living' apartment, set within the sought after Coachman court development. The property boasts many facilities which include a residents lounge, function room, restaurant with waitress service, security entry system. Positioned within close proximity of shops, bus links and mainline railway station. No Onward Chain.

Security entrance door to communal hall, lifts rising to all floor, own door to:-

Entrance hall

Coving to smooth plaster ceiling, walk in storage cupboard, doors off to all rooms:-

Wet room

Comprising panelled bath with hand rail above, vanity wash hand basin with cupboard under, built in shower with fitted shower rail and curtain, close coupled flush W.C, part tiled walls, wall mounted heater, coving to ceiling.

Lounge

15'2" x 11'8" (4.62 x 3.56)

Upvc double glazed window and door to front aspect, feature fireplace, carpeted, storage heater, coved and smooth plastered ceiling.

Kitchen

9'8" x 6'5" (2.95 x 1.96)

Upvc double glazed window to front aspect, modern fitted kitchen comprising a range of eye and base level units with laminated working surfaces, inset sink and drainer, electric oven, four ring electric hob, integrated fridge and freezer, part tiled walls, power points, coving to ceiling.

Bedroom one

15'3" x 9'4" (4.65 x 2.84)

Upvc double glazed window to front aspect, carpeted, storage heater, built in wardrobe.

Bedroom two

15'3" x 9'1" (4.65 x 2.77)

Upvc double glazed window to front aspect, carpeted, storage heater.

Exterior

Communal garden and parking areas.

Additional Information

Tenure: Leasehold

Lease Length: 105 years

Service Charges: Approx £1,059 pcm

Ground Rent: £405 p/a

Council: Rochford District Council

Tax Band: D

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.

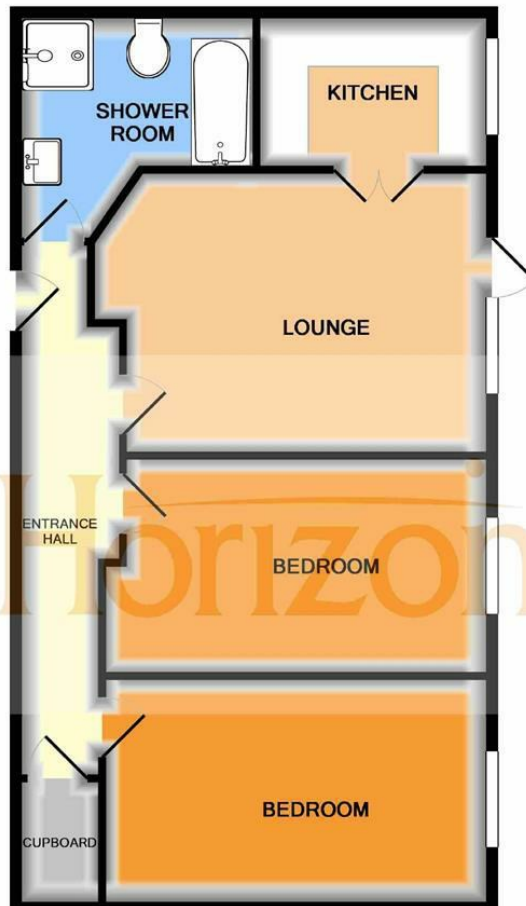


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TOTAL APPROX. FLOOR AREA 719 SQ.FT. (66.8 SQ.M.)

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	
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			
82		85	
England & Wales		EU Directive 2002/91/EC	

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			
75		79	
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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