

01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

Horizon

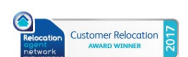
*your local property experts*



## Norwich House, Rochford, SS4 3EH Offers In The Region Of £115,000

Horizon Estate Agents are pleased to offer for sale this well maintained one bedroom, first floor retirement apartment set within a popular block and located on the corner, providing a light and airy lounge. The block benefits from communal parking and gardens, a warden/House Manager, a lift to all floors, communal lounge, guest suite and laundry room. Internal viewing is essential. NO ONWARD CHAIN.

sales@horizonstates.co.uk  
horizonstates.co.uk



Communal security entrance door with stairs and lifts to first floor.

### **Entrance Hall**

Two built in storage cupboards, coved ceiling, two built in storage cupboards, emergency pull chord, doors off:

### **Bedroom**

14'2" x 8'6" (4.32m x 2.59m)

Double glazed window to front aspect, power points, emergency pull chord, carpeted, smooth plastered ceiling

### **Bathroom**

Three piece suite comprising of a walk-in shower unit, close coupled W.C, vanity unit with inset wash hand basin, tiled walls, vinyl flooring, emergency pull chord, smooth plastered ceiling

### **Lounge**

18'4" x 9'10" (5.59 x 3.00)

Double glazed window to front aspect, two double glazed window to side aspect, carpeted, textured coved ceiling, storage heater, phone for intercom system, power points, emergency pull chord

### **Kitchen**

8'4" x 5'5" (2.54 x 1.65)

Double glazed window to front aspect, base and eye level units with roll edge working surfaces, inset stainless steel sink and drainer, inset four ring electric hob, integrated oven, vinyl flooring, tiled walls, extractor hood, power points, partly tiled walls, smooth plastered ceiling

### **Communal Areas**

Large communal garden mainly laid to lawn with patio seating area, communal laundry room, communal lounge, communal parking, guest room.

### **Additional Information**

Tenure - Leasehold

Council - Rochford District Council

Council tax band - B

Lease length - 89 years remaining (TBC)

Service charge - £252.49 per month (£3029.88 p.a)

Ground Rent - £120 P.a

### **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.





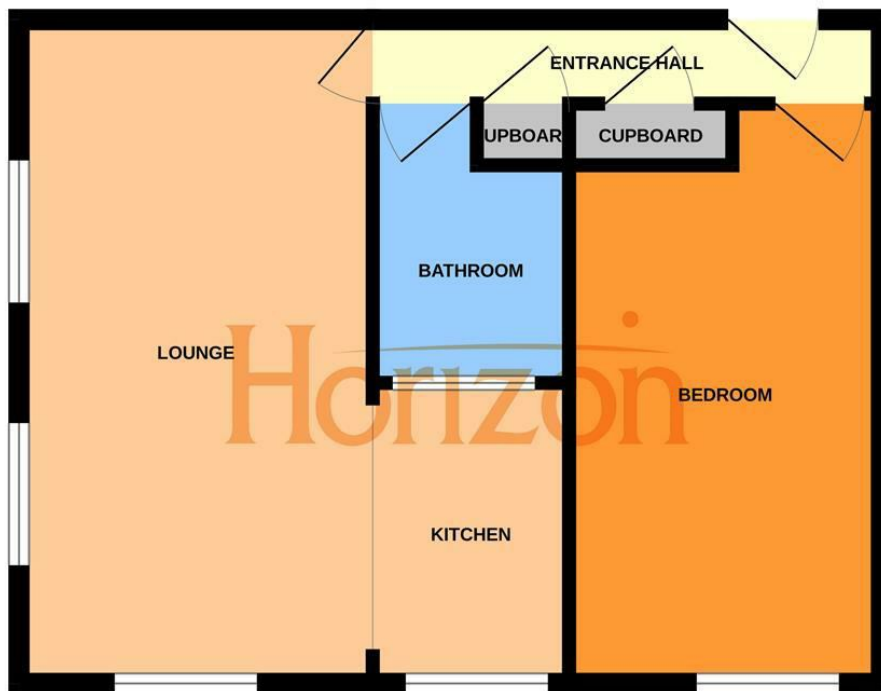
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GROUND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 440 sq.ft. (40.9 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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		76	79	England & Wales		1	1
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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