

# 01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Rectory Road, Rochford, SS4 1UP £180,000

Horizon Estate Agents are delighted to offer to market this two bedroom, ground floor purpose-built apartment. The property comprises of two good-sized bedrooms, a spacious lounge/diner, fitted kitchen and bathroom. The property also benefits from UPVC double glazed windows throughout and secure parking in the communal car park. Located within walking distance to local shops and transport links. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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



### **Communal Entrance**

Communal security entrance door, door to entrance porch, further entrance door to;

### **Hallway**

Storage cupboard, power points, wood effect flooring, smooth plastered ceiling.

### **Bedroom One**

12'11 x 8'6 (3.94m x 2.59m)

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

### **Bedroom Two**

9'11 x 6'5 (3.02m x 1.96m)

UPVC double glazed window to side aspect, storage heater, power points, carpeted, smooth plastered ceiling.

### **Bathroom**

Three piece suite comprising of a panelled bath, pedestal wash hand basin, close coupled W.C, partly tiled walls, laminate flooring, smooth plastered ceiling.

### **Lounge/Diner**

16'2 x 9'9 (4.93m x 2.97m)

UPVC double glazed window to front aspect, intercom phone for entry, storage heater, power points, carpeted, smooth plastered ceiling.

### **Kitchen**

9'1 x 8'2 (2.77m x 2.49m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, electric cooker, space for fridge freezer, space and plumbing for washing machine, storage cupboard, power points, vinyl flooring, smooth plastered ceiling.

### **Parking**

Communal car park.

### **Additional Information**

Tenure: Leasehold

Lease Length: 161 years

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.



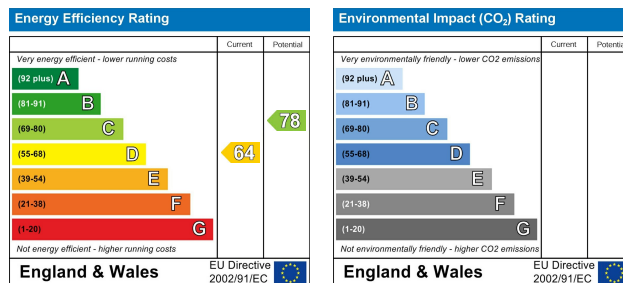
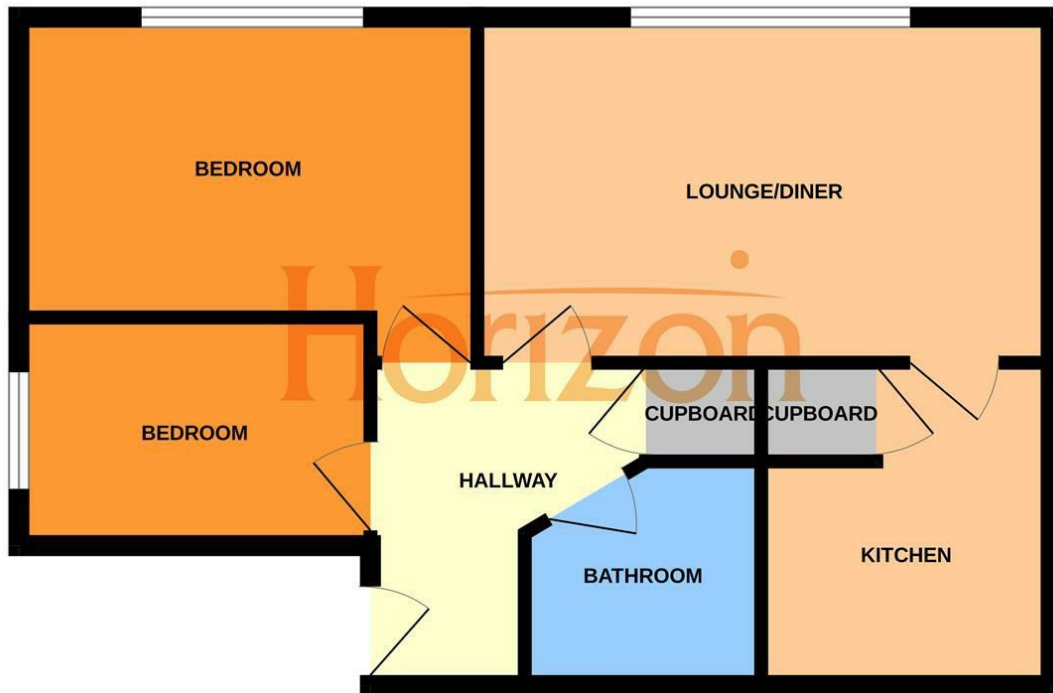
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## GROUND FLOOR



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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