

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

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Anerley Road, Westcliff On Sea, SS0 7HJ Offers Over £175,000

Horizon Estate Agents are pleased to offer to market this spacious and well maintained one bedroom ground floor flat. The property comprises of a spacious Lounge Kitchen Diner, a good-sized double bedroom and a shower room. Further benefits include a private section of the south facing rear garden and a long lease of 121 years. Popularly located South of the London Road, the property is within walking distance of Westcliff mainline railway station and the shops, pubs, bars and restaurants of Hamlet Court Road. Internal viewing is essential.

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rightmove

onTheMarket.com

Entrance Hall

Entrance door leading to communal hallway

Entrance

Entrance door leading to hallway, tiled flooring, smooth plastered ceiling, doors off to: Bathroom, Bedroom and Kitchen/Lounge/Diner

Bedroom

12'4" x 9'5" (3.76 x 2.86)

UPVC double glazed window to rear aspect, smooth plastered ceiling, carpeted, radiator, built in cupboard housing a brand new combination boiler, power points.

Open Plan Lounge/Kitchen/Diner

19'7" x 10'9" (5.96 x 3.27)

Lounge - UPVC double glazed French doors leading to rear garden, UPVC double glazed windows to rear aspect, carpeted, radiator, power points

Kitchen - Modern fitted kitchen comprising of high gloss eye and base level units, integrated four ring electric hob and oven, stainless steel inset sink and drainer, space for fridge freezer, space for washing machine, tiled floor, part tiled walls, smooth plastered ceiling with cove, power points

Shower Room

UPVC double glazed window with obscured glass to side aspect, tiled floor, shower cubicle with electric shower over, Low level wc, wash hand basin with vanity unit, heated towel rail, smooth plastered ceiling, extractor fan.

Exterior

Own private decked section of South facing rear garden (option to section off if desired)

Additional Information

Tenure: Leasehold

Council: Southend-On-Sea District Council

Tax Band: A

Lease Length: 121 Years

Ground Rent: £200 Per year

Buildings Insurance: £200 Per year

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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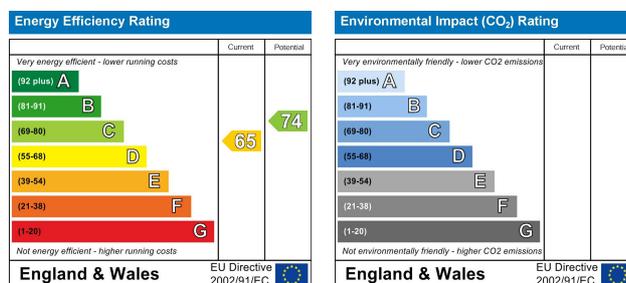
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GROUND FLOOR



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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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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