

01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

**Horizon**  
*your local property experts*



**Ashingdon Road, Rochford, SS4 1FF**  
**£125,000**

Horizon Estate Agents are delighted to bring to market this spacious and bright two bedroom second floor retirement apartment located in the sought after Coachman Court Assisted Living Development. The property comprises of two double bedrooms, a good-sized lounge, a fitted kitchen and a wet room style bathroom. This development boasts many facilities which include a stylish residents lounge, beautiful communal gardens, function room, restaurant offering a variety of meals with waitress service, communal laundry and complimentary cleaning/shopping every week. Security of intercom entry system. There is also a guest bedroom for visitors which is subsidised. 24 hour emergency call system along with an on-site manager. Positioned within walking distance of shops, bus links and mainline railway station. Offered with No Onward Chain. Internal viewing is essential.

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



### **Entrance**

Via communal security doors and telephone entry system, lifts and stairs to second floor.

### **Hallway**

Entry door, electric heater, storage cupboard, emergency pull cord, power points, carpet, coved smooth plastered ceiling.

### **Wet Room**

Four piece suite comprising a panelled bath, vanity wash hand basin with cupboard under, low level WC, wet room shower, part tiled walls, coved smooth plastered ceiling

### **Bedroom One**

13'5 x 10'0 (4.09m x 3.05m)

Double glazed window to front aspect, built-in double wardrobe, electric heater, power points, emergency pull cord, carpet, coved smooth plastered ceiling.

### **Lounge**

21'7 x 10'7 (6.58m x 3.23m)

Double glazed window to front aspect, electric feature fireplace, electric heater, emergency pull cord, power points, carpet, coved smooth plastered ceiling.

### **Kitchen**

9'5 x 7'6 (2.87m x 2.29m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit with mixer tap, four ring electric hob with extractor hood over, integrated oven, integrated fridge, integrated freezer, electric double glazed window to front aspect, emergency pull cord, power points, laminate flooring, smooth plastered coved ceiling.

### **Bedroom Two**

15'3 x 9'3 (4.65m x 2.82m)

Double glazed window to front aspect, electric heater, emergency pull cord, power points, carpet, coved smooth plastered ceiling.

### **Facilities & Communal Areas**

Communal parking, communal gardens, residents lounge, restaurant with waitress service, laundry room, security door entry, function suite, guest suite and communal refuse area.

### **Additional Information**

Tenure: Leasehold

Lease Length: 105 years

Service Charges: £12,708 p/a - includes water, sewage charges, building insurance, 24hour emergency call system and on-site house manager, building maintenance and car park plus the upkeep of the grounds and gardens.

Ground Rent: £405 p/a

Council: Rochford District Council

Tax Band: D

### **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.



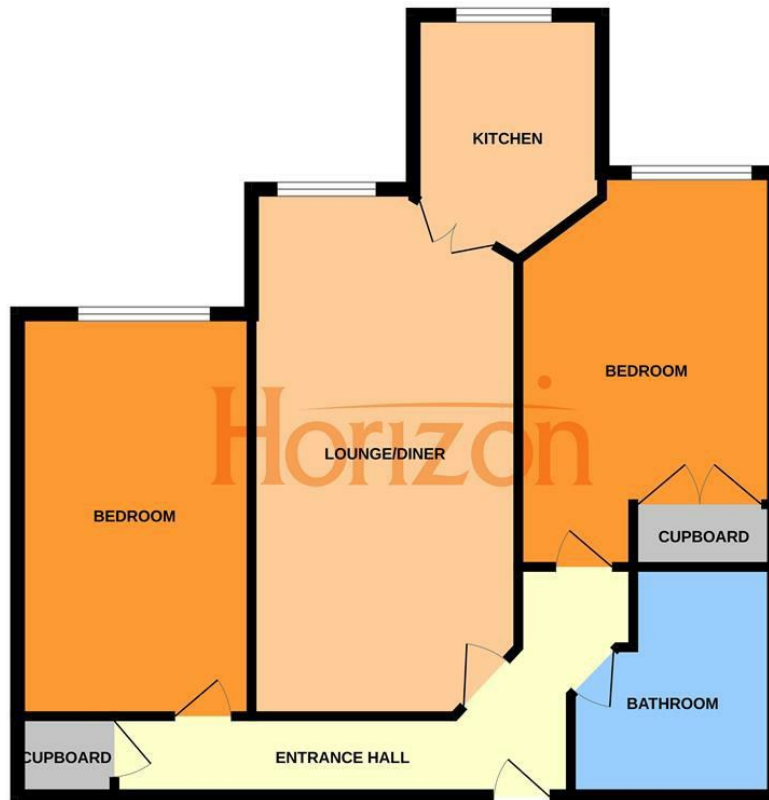
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# Horizon

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GROUND FLOOR  
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 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   |         | Environmental Impact (CO <sub>2</sub> ) Rating |  |         |           |
|--|---------|--|--|---------|-----------|
|  | Current | Potential                                      |  | Current | Potential |
| <p><b>Very energy efficient - lower running costs</b></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><small>Not energy efficient - higher running costs</small></p>                                       |         |  |  |         |           |
| <p><b>England &amp; Wales</b> EU Directive 2002/91/EC</p>  |         |  |  |         |           |
| <p><b>Very environmentally friendly - lower CO<sub>2</sub> emissions</b></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small></p> |         |  |  |         |           |
| <p><b>England &amp; Wales</b> EU Directive 2002/91/EC</p>  |         |  |  |         |           |

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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