

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Southend Road, Hockley, SS5 4PZ Offers In Excess Of £230,000

Horizon Estate Agents are delighted to offer to market this recently refurbished, two double bedroom first floor flat, in a sought after location. The property comprises of an open plan lounge/kitchen/diner with newly fitted kitchen, newly fitted shower room and two double bedrooms. Further benefits include a parking space to the rear, UPVC double glazing and gas central heating throughout. Located within walking distance to local shops and transport links. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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onTheMarket.com

Communal Entrance

UPVC double glazed communal entry door, stairs to the first flooring, private door leading to:

Hallway

Loft hatch, radiator, power points, new carpets, coved smooth plastered ceiling.

Open Plan Kitchen/Lounge/Diner

15'11 x 10'5 (4.85m x 3.18m)

Lounge/Diner - UPVC double glazed window to front aspect, radiator, power points, new carpets, coved smooth plastered ceiling

Kitchen - Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, 4 ring electric hob with extractor hood over, integrated oven, space for fridge freezer, space for washing machine, power points, wood effect flooring, coved smooth plastered ceiling.

Bedroom One

11'7 x 9'1 (3.53m x 2.77m)

UPVC double glazed window to side aspect, radiator, power points, new carpets, coved smooth plastered ceiling.

Bedroom Two

9'5 x 7'2 (2.87m x 2.18m)

UPVC double glazed window to rear aspect, cupboard housing the boiler, radiator, power points, new carpets, smooth plastered ceiling.

Shower Room

Three piece suite comprising of a walk-in shower unit, vanity wash hand basin, close coupled W.C, obscured UPVC double glazed window to side aspect, tiled flooring, partly tiled walls, smooth plastered ceiling.

Communal Garden

Communal garden with artificial lawn and seating area.

Parking

Parking space to rear.

Additional Information

Tenure: Leasehold

Lease Length: 105 Years

Service Charges: TBC

Ground Rent: TBC

Council: Rochford District Council

Tax Band: 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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FIRST 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
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			
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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