

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Lucam Lodge, Rochford, SS4 1DS Offers In Excess Of £125,000

Horizon Estate Agents are pleased to bring to the sales property market this very well maintained one bedroom ground floor retirement apartment. Situated in the popular complex of Lucam Lodge and being close to Rochford Square, bus routes and Rochford Train Station. The property has a bedroom, shower room and open plan lounge/diner and fitted kitchen. The lounge has access to a small patio and communal gardens. There is no onward chain with this property and internal viewing is strongly recommended to appreciate this property and the complex.

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Entrance Door To:

Hallway

Carpeted, electric heater, textured ceiling, two built in storage cupboards, doors off:

Shower room

Three piece suite comprising close coupled WC, vanity unit with inset wash hand basin, walk in double enclosed shower cubicle with wall mounted shower, part tiled walls, vinyl flooring, textured ceiling, extractor fan.

Bedroom

11'5 x 8'9 (3.48m x 2.67m)

UPVC double glazed window to rear aspect, carpeted and textured ceiling.

Lounge

9'4 x 17'2 (2.84m x 5.23m)

UPVC double glazed windows and doors to rear aspect, carpeted, electric heater, textured ceiling, opens to:

Kitchen

5'9 x 8'6 (1.75m x 2.59m)

UPVC double glazed window to rear aspect, modern fitted kitchen comprising base and eye level units with work surfaces with inset stainless steel sink and drainer. Part tiled walls, textured ceiling and extractor fan.

Rear Garden

Commences with small patio area and the rest of the area is laid to lawn and communal. Gate leading to park.

Communal Areas

This complex has the benefit of communal parking, gardens, lounge, kitchen, laundry room and guest suite.

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.

Additional Information

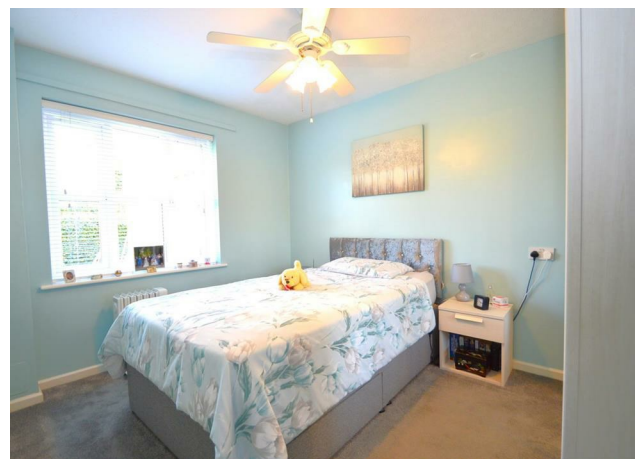
Tenure: Leasehold

Council: Rochford District Council

Council Tax Band: A

Service Charge: £250.46 per month

Ground Rent: £10 per month

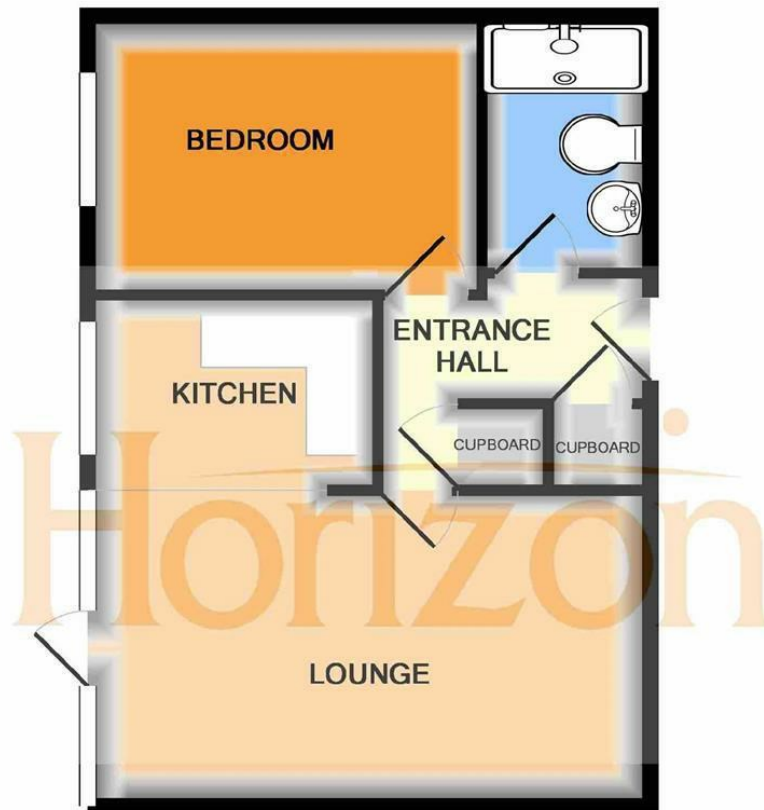


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TOTAL APPROX. FLOOR AREA 390 SQ.FT. (36.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

Energy Efficiency Rating: Current 76, Potential 81

Environmental Impact (CO₂) Rating: Current 76, Potential 81

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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