

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

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Rochford Lofts, Rochford, SS4 1GB
£1,350 Per Calendar Month

A truly impressive two bedroom penthouse apartment of fantastic proportions located within the award winning securely gated Rochford Lofts development. Arranged over two floors with panoramic views. Accommodation includes a 24' x 21' open plan living/dining room, fitted kitchen, study/office area, master bedroom en suite, a double second bedroom, further bathroom and two allocated parking spaces. Long term let.

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Entrance

Via security gate leading to car park with allocated spaces. Communal entrance door via door code or entry phone. Lift or spiral staircase leads to:

Entrance Lobby

Security entrance door, double glazed window to side further security door to:

Open Plan Living/Dining Room

24'3" x 21'1" (7.39 x 6.43)

Double glazed windows to each side. Two double radiators, solid wooden flooring, television and telephone points, Three wall light points, recessed storage area, recessed Halogen spotlights, white emulsion painted walls and ceiling, rectangular archway to:

Study/Office Area

10'3" x 6'7" (3.12 x 2.01)

Double glazed window to side, cupboard housing hot water tank, cupboard housing boiler, solid wooden flooring, radiator, stairs lead first floor, rectangular archway leads to:

Kitchen

11'6" x 7'8" (3.51 x 2.34)

Extensive range of white wooden base and eye level units with matching cupboards and drawers. Concealed unit lighting, inset into work surface single drainer one and a quarter bowl stainless steel sink unit, with mixer tap over. Hotpoint electric oven, Baumatic four ring Halogen hob, Bosch washing machine and dishwasher. Integrated fridge freezer, solid wooden flooring, ceramic tiling to all working surface areas, white emulsion painted walls and ceiling.

First Floor Landing

Double glazed window to side, further door, wood grain effect laminate flooring, radiator, two wall light points, fire escape door, white emulsion painted walls and ceiling.

Master Bedroom

14'2" x 12'3" (4.32 x 3.73)

Double glazed window to rear and side, radiator, range of built in wardrobe cupboards, wood grain effect laminate flooring, two wall light points, white emulsion painted ceiling.

En Suite

Tiled shower cubicle, pedestal wash hand basin with mixer tap and pop up plug, enclosed wc, extractor fan, white ceramic tiled walls.

Bedroom Two

10'4" x 9'8" plus door recess (3.15 x 2.95 plus door recess)

Double glazed window to side, fitted carpet, radiator, two wall light points. Concealed large walk in storage area with extensive shelving and overhead storage, white emulsion painted ceiling.

Bathroom

Modern white comprising: panelled bath twin hand grips, mixer tap and shower attachment, low flush wc, pedestal wash hand basin with mixer tap and pop up plug. Part ceramic tiled walls, radiator, white emulsion painted ceiling.

Externally

Allocated numbered parking for two vehicles.

Additional Information

Council: Rochford District Council

Tax Band: E

Tenancy Length: 6 months

Rent: £1350 pcm

Deposit: £1350

Agents Notes

You must supply us with the following information, before we can run reference checks on you. We require this information from all parties that are contributing to the rent. If a Guarantor is required, we also need this information.

Information we require - ID (Passport and driving licence) - Most recent P60 - Last 3 months Bank statements (your last year's accounts if self-employed) - A copy of your credit report. (This can be obtained by Equifax, Experian)

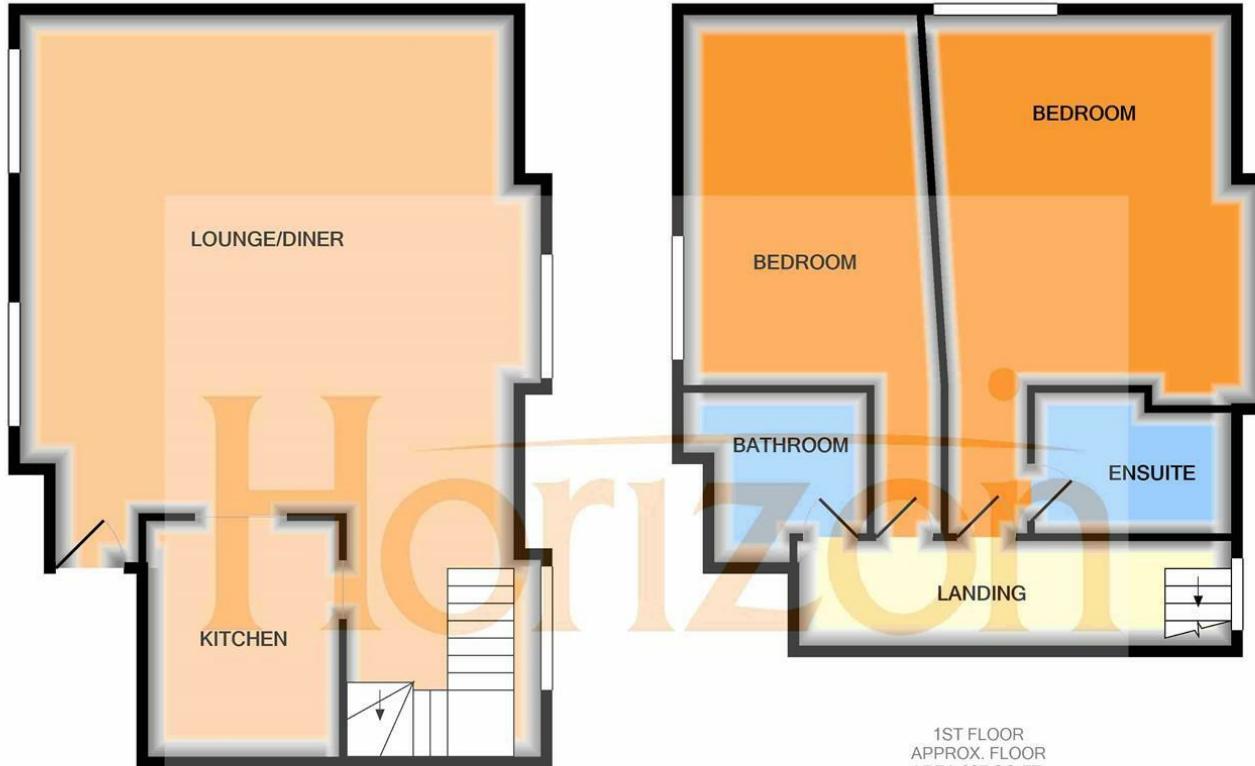


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GROUND FLOOR APPROX. FLOOR AREA 657 SQ.FT. (61.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1294 SQ.FT. (120.2 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
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		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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