01702 411 000
42 Hedingham Place
Rochford, Essex, SS4 1UP

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Lucam Lodge, Rochford, SS4 1DS
£80,000

Horizon Estate Agents are delighted to offer to market this immaculately presented, one bedroom ground floor retirement apartment, situated in the sought after Lucam Lodge. The property comprises of a double bedroom, bathroom, separate W.C, dining room/dressing room, lounge and fitted kitchen. Further benefits include access to the communal car park, communal lounge, communal wash room and communal gardens. Located within walking distance to local shops and transport links. Internal viewing is essential.

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Security entry phone system with door leading to:

Entrance Hallway
Carpeted, coved and textured ceiling, built in storage cupboard, telephone entry system, further built in cupboard housing hot water cylinder, doors off:

W.C
Modern white suite comprising concealed WC, vanity wash hand basin with cupboards beneath and over, part tiled walls, extractor fan, coved and textured ceiling, Dimplex heater, laminated wood effect flooring.

Lounge/Diner
12'6 x 9'6 (3.81m x 2.90m)
Double glazed windows to front aspect, carpeted, coved and textured ceiling, storage heater, open plan to:

Kitchen
6'10 x 5'2 (2.08m x 1.57m)
Modern fitted kitchen comprising base and eye level units with oak working surfaces over, inset butler sink, integrated dishwasher and fridge freezer, inset two ring hob with oven below and extractor hood over, part tiled walls, laminated wood effect flooring, coved and textured ceiling.

Dressing Room/Dining Room
9'1 into wardrobe x 6'7 (2.77m into wardrobe x 2.01m)
Double glazed windows to front aspect, carpeted, coved and textured ceiling, storage heater, built in wardrobe units.

Bedroom
8'9 x 8'0 (2.67m x 2.44m)
Double glazed windows to front aspect, carpeted, coved and textured ceiling, wall mounted heater, door leading to;

Bathroom
Modern suite comprising P shaped shower bath, with electric shower over, vanity wash hand basin with cupboards beneath, coved and textured ceiling, laminated wood effect flooring, part tiled walls.

Communal Facilities
The block has the benefit of communal parking, wash room, gardens, lounge, and kitchen.

Additional Information
Tenure: Leasehold
Lease Length: 62 Years Remaining
Service Charge & Ground Rent: £260.46 pcm
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.



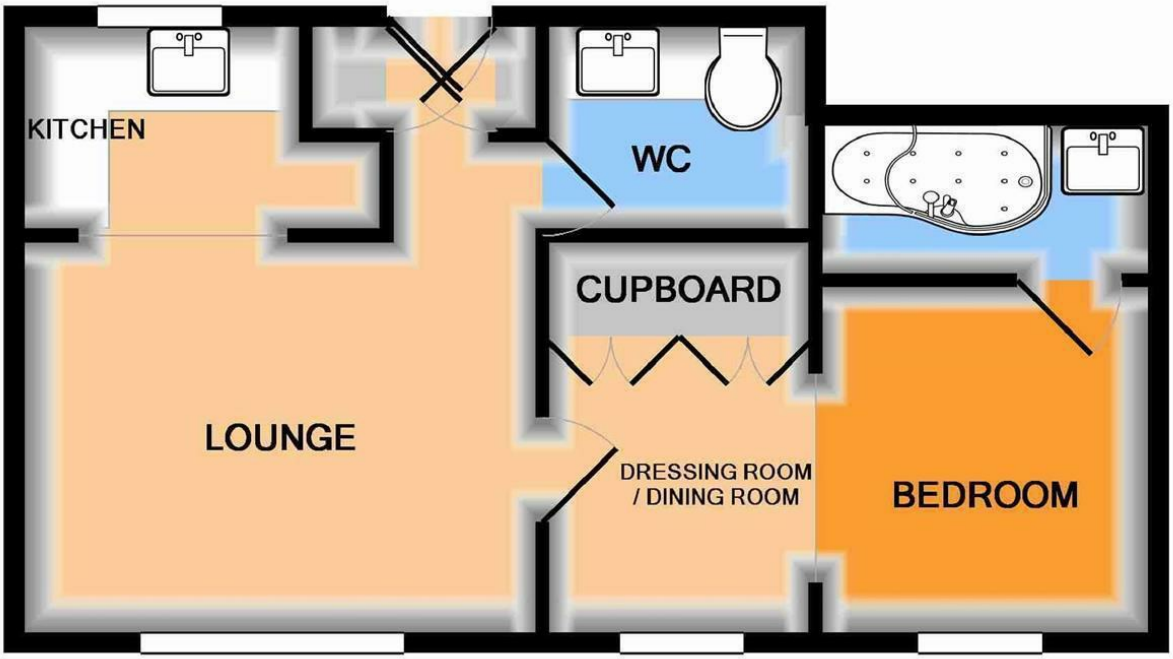

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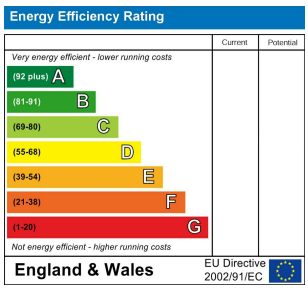
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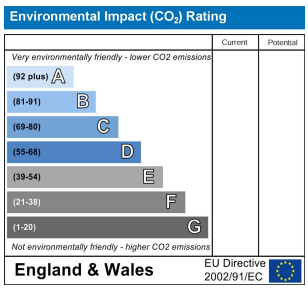


TOTAL APPROX. FLOOR AREA 378 SQ.FT. (35.1 SQ.M.)

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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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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