

# 01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## East Street, Rochford, SS4 1DB Offers In Excess Of £250,000

Horizon Estate Agents are delighted to offer to market this modern and immaculately presented, two bedroom ground floor apartment. The property comprises of two double bedrooms, a dressing room to bedroom one, a large open plan lounge/kitchen/diner and a modern fitted shower room. Further benefits include underfloor heating, plantation shutter, communal patio seating area and gated private parking. Within walking distance to Local Shops, bus links and Rochford Railway Station, providing the ideal location for those who commute to London. 119 years remaining on the lease. Internal viewing is essential.

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[horizonstates.co.uk](http://horizonstates.co.uk)



rightmove

onTheMarket.com

## **Composite entrance door to:**

### **Lounge/Diner/Kitchen**

17'4 x 20'4 (5.28m x 6.20m)

Lounge area: Smooth plastered ceiling, UPVC window to front, carpeted and storage cupboard.

Dinning area: Smooth plastered ceiling, UPVC bay window to rear, carpeted, breakfast bar.

Kitchen arear: Smooth plastered ceiling, UPVC window to rear, vinyl flooring and modern splash back. There is a range of modern base and eye level units with work surfaces and inset sink and drainer. Integrated appliances include, oven, hob, extractor hood, dishwasher and fridge/freezer. There is space for other appliances.

### **Bedroom One**

11'3 9'4 (3.43m 2.84m)

Smooth plastered ceiling, UPVC double glazed window to front, carpeted and door to:

### **Dressing Room**

6' x 5'8 (1.83m x 1.73m)

Smooth plastered ceiling with spot lights. Carpeted. Range of fitted wardrobes.

### **Bedroom Two/Office**

10'4 x 7'7 (3.15m x 2.31m)

Smooth plastered ceiling with spot lights, UPVC double glazed window to front and carpeted.

### **Shower Room**

Smooth plastered ceiling with spot lights. UPVC obscured double glazed window to rear. Vinyl flooring and part panelled walls. Walk in double shower with shower screen, WC and wash hand basin with vanity cupboard. Heated towel rail, high gloss white built in cupboard.

### **Communal Patio**

There is a spacious patio area where you can sit outside.

### **Parking**

There is an allocated parking space, which is within a secluded and gated parking area.

### **Additional Information**

Tenure: Leasehold

Lease Length: 119 Years Remaining

Service Charges: £1250 Per year

Ground Rent: £250.00 Per year

Council: Rochford District Council

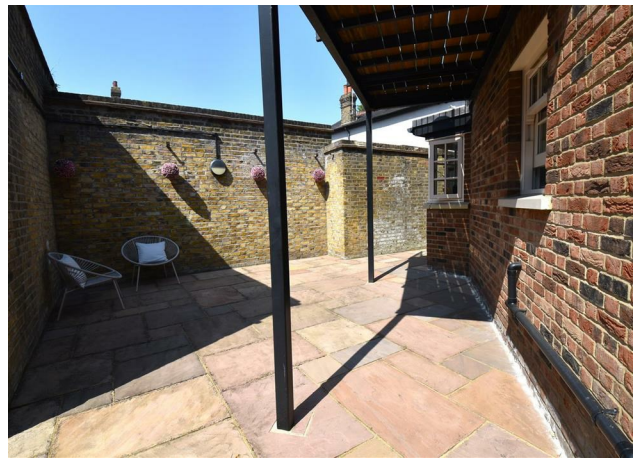
Tax Band: C

### **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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TOTAL APPROX. FLOOR AREA 577 SQ.FT. (53.6 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 <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
					

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.