

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Ashingdon Road, Rochford, SS4 1FF
£1,400 Per Calendar Month

Horizon Estate Agents are pleased to offer to the rental market this spacious and well maintained one bedroom first floor retirement apartment. Situated within the popular Coachman Court development which boasts a range of facilities including a residents lounge, function room, a restaurant with waitress service and a 24 hour house manager. Positioned within close proximity of shops, bus links and mainline railway station.

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Communal Entrance

Communal entrance door with intercom system, access to communal area, lift and stairs to First floor.

Hallway

Phone for intercom entry system, storage cupboard, emergency pull cord, power points, carpet, coved smooth plastered ceiling.

Lounge/Diner

20'5 x 10'8 (6.22m x 3.25m)

UPVC double glazed window to front aspects, electric storage heater, electric feature fireplace, emergency pull cord, power points, carpeted, coved smooth plastered ceiling.

Kitchen

9'3 x 7'6 (2.82m x 2.29m)

UPVC double glazed window to front aspect, range of eye and base level units with work surfaces over, sink drainer unit, integrated electric hob with extractor hood over, integrated oven, integrated fridge, integrated freezer, emergency pull cord, power points, coved smooth plastered ceiling, part tiled walls, laminate flooring.

Bedroom

15'1 x 10'0 (4.60m x 3.05m)

UPVC double glazed window to front aspect, fitted wardrobes, electric storage heater, emergency pull cord, power points, carpeted, coved smooth plastered ceiling.

Wet Room

Four piece suite comprising of a wet room style shower, panelled bath, vanity wash hand basin, low level W.C, emergency pull cord, part tiled walls, coved smooth plastered ceiling.

Facilities & Communal Areas

Communal parking, communal gardens, residents lounge, restaurant with waitress service, laundry room, security door entry, function suite, guest suite and communal refuse area.

Additional Information

Council: Rochford District Council

Tax Band: C

Monthly Rent: £1,400 pcm

Security Deposit: £1615.38

Agents Note

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 years accounts if self-employed) - A copy of your credit report. (This can be obtained by Exquifax, Experian)



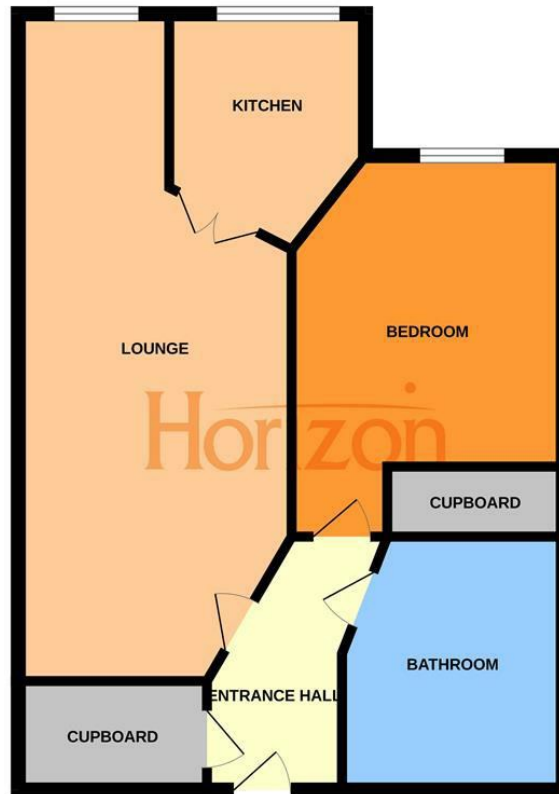
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FIRST FLOOR



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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		86	87
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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