

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Lesney Gardens, Rochford, SS4 1TZ £825 Per Calendar Month

Horizon Estate Agents are pleased to offer this newly decorated first floor studio apartment. Situated in Lesney Gardens being close to Rochford train station, local bus routes and shops. The property comprises of fully fitted kitchen with integrated oven and hob, free standing fridge/freezer and washing machine. Shower room, lounge/ bedroom with UPVC windows and carpeted. There is an intercom system and ample communal parking. Internal viewing is advised.

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horizonstates.co.uk



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Entrance

Entrance door to:

Hallway

Smooth plastered ceiling, storage cupboard and carpeted. Door to:

Shower Room

Smooth plastered ceiling, vinyl flooring, Corner shower with sliding doors, white WC and wash hand basin with high gloss white under cupboard. Wall mounted heater and extractor fan.

Lounge

12'0 x 8'9 (3.66m x 2.67m)

Smooth plastered ceiling, UPVC double glazed window to front, carpeted, wall mounted heater and intercom.

Archway to:

Bedroom

9'3 x 6'10 (2.82m x 2.08m)

Smooth plastered ceiling, UPVC double glazed window to side, carpeted, wall mounted heater and built in mirror wardrobes. Archway to:

Kitchen

6'11 x 6'9 (2.11m x 2.06m)

Smooth plastered ceiling, UPVC double glazed window to front and vinyl flooring. There is a range of base and eye level units with work surfaces, inset stainless steel sink and drainer. Integrated oven and hob. Free standing fridge/freezer and washing machine.

Additional Information

Council: Rochford District Council

Tax Band: B

Monthly Rent: £825

Tenancy Length: 6 months

Deposit Amount: £951.00

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.

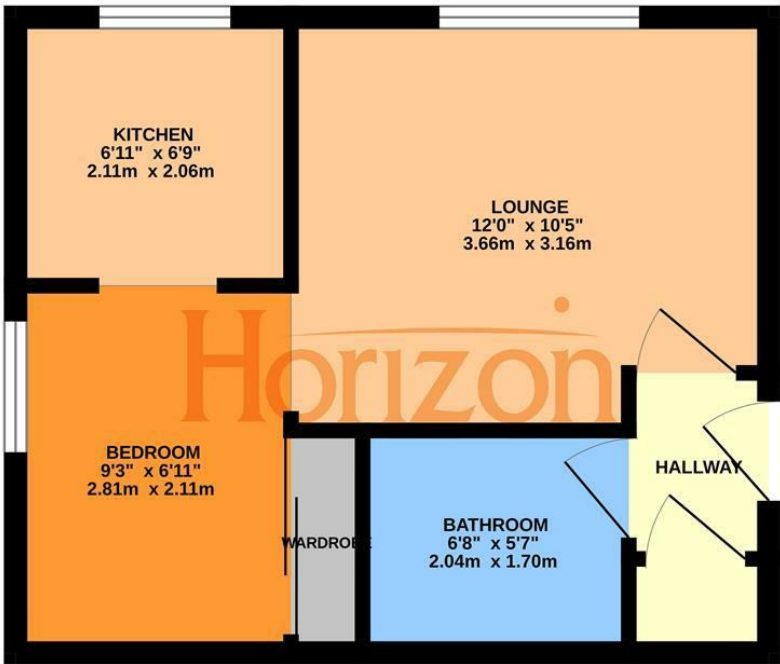
Information we require - ID (Passport and driving licence) - Most recent P60 - Last 3 months Bank statements (your last year's accounts if self-employed) - A copy of your credit report. (This can be obtained by Equifax, Experian)



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GROUND FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 302 sq.ft. (28.1 sq.m.) approx.
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		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC	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.