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

Horizon
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Alice Gardens, Rochford, SS4 1YD
£80,500

35% Shared Ownership

Horizon Estate Agents are pleased to bring to the market this bright and spacious one bedroom first floor apartment. The property comprises of a 18'8' x 11'1 modern fitted kitchen/lounge, double bedroom and modern fitted bathroom suite. Further benefits include access to a communal garden and allocated off street parking for one vehicle. Internal viewing essential.

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Entrance Hall
Upvc obscured double glazed entrance door, smooth plastered ceiling, carpeted stairs to first floor.

Landing
Upvc double glazed window to side aspect, smooth plastered ceiling with loft access, radiator, power points, carpeted, storage cupboard.

Lounge/Kitchen
18'8' x 11'1 (5.69m' x 3.38m)
A range of eye and base level units with working surfaces over, inset stainless steel sink with drainer unit, integrated electric oven, integrated dishwasher, integrated washer/dryer, integrated fridge freezer, four ring gas hob with extractor hood over, two upvc double glazed windows to front aspect, smooth plastered ceiling with spotlights, power points, radiator, wood flooring.

Bathroom
Three piece suite comprising panelled bath with shower attachment over, pedestal wash hand basin, close coupled w.c, upvc obscured double glazed window to side aspect, upvc obscured double glazed window to rear aspect, smooth plastered ceiling with spotlights, heated towel rail, extractor fan, part tiled walls, tiled flooring.

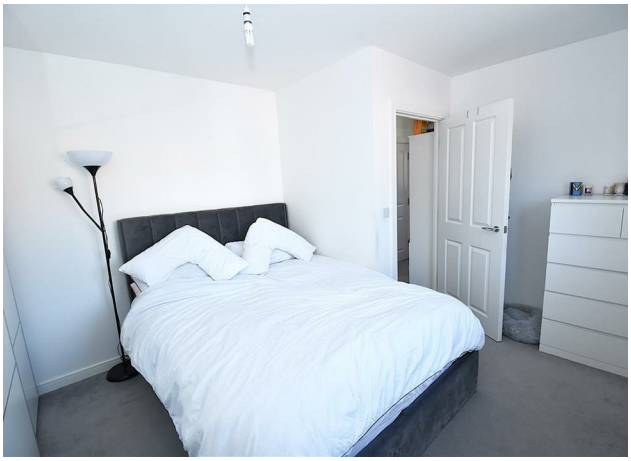
Bedroom
13'10' x 10'7 (4.22m' x 3.23m)
Upvc double glazed window to rear aspect, smooth plastered ceiling, radiator, power points, carpeted.

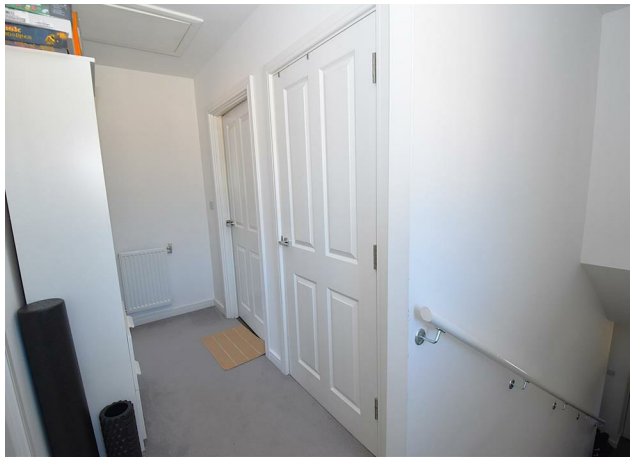
Communal Garden
Paved patio seating area, laid to lawn.

Parking
Allocated off street parking for one vehicle.

Additional Information
Tenure - Leasehold
Length of lease - 120 years
Council - Rochford District Council
Council tax band - B
Rent, Service Charge & Ground Rent - £538.38 per calendar month

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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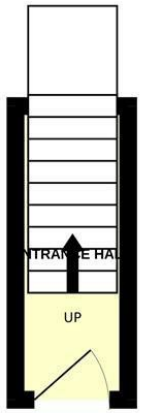
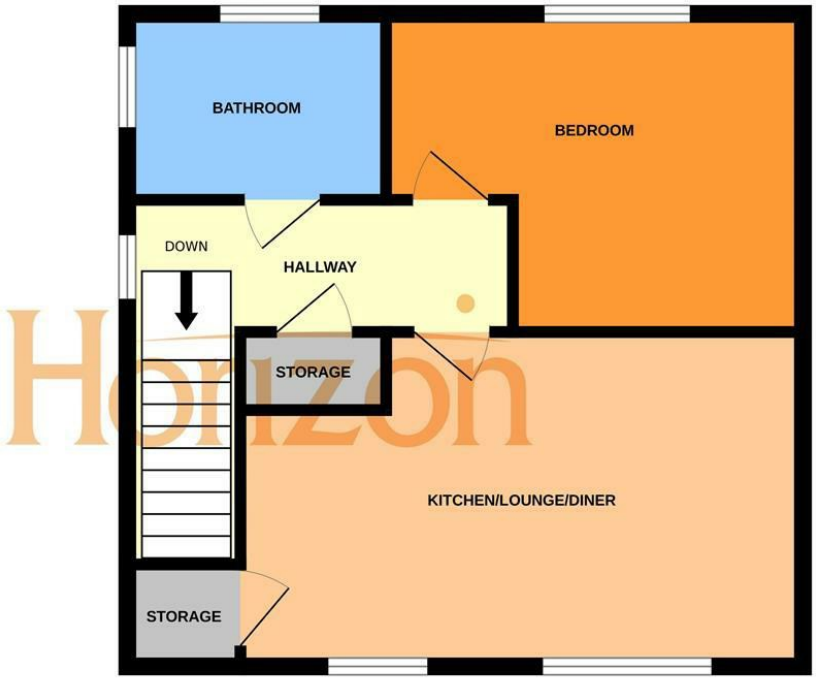
GROUND FLOOR
36 sq.ft. (3.4 sq.m.) approx.



FIRST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 522 sq.ft. (48.5 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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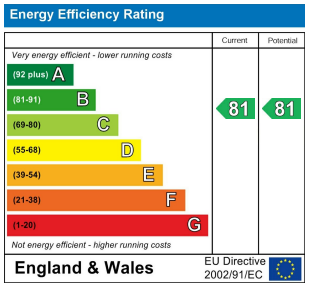

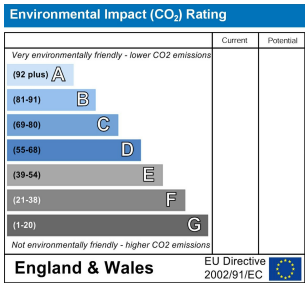

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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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