

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon
your local property experts



Moorcroft, Rochford, SS4 3LB
£185,000

Horizon Estate Agents are pleased to offer to market this spacious, freehold one double bedroom, first floor apartment, in a quiet cul-de-sac location. The property comprises of a 15'8 x 11'4 Lounge/Diner, 15'8 x 11'6 double bedroom, modern fitted kitchen and a bathroom. Further benefits include allocated parking in the communal car park, gas central heating and UPVC double glazing throughout. Located within close proximity to local shops and bus links. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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The Property
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Hallway

Obscured UPVC double glazed entry door, power points, smooth plastered ceiling.

Kitchen

9'9 x 8'9 (2.97m x 2.67m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit with mixer tap, integrated fridge, integrated freezer, four ring electric hob with extractor hood over, integrated dishwasher, integrated washing machine, air con unit, combi boiler, UPVC double glazed window to the rear aspect, loft hatch, wood effect flooring, smooth plastered ceiling.

Bathroom

Three piece suite comprising of a panelled bath, vanity wash hand basin, low level W.C, heated towel rail, tiled flooring, partly tiled walls, smooth plastered ceiling.

Bedroom

15'8 x 11'6 (4.78m x 3.51m)

UPVC double glazed windows to front and rear aspects, fitted wardrobes, radiator, power points, carpeted, textured ceiling.

Lounge/Diner

15'8 x 11'4 (4.78m x 3.45m)

UPVC double glazed windows to side and rear aspects, 2x radiators, power points, carpeted, textured ceiling.

Parking

Allocated parking space in the communal car park.

Additional Information

Tenure: Freehold

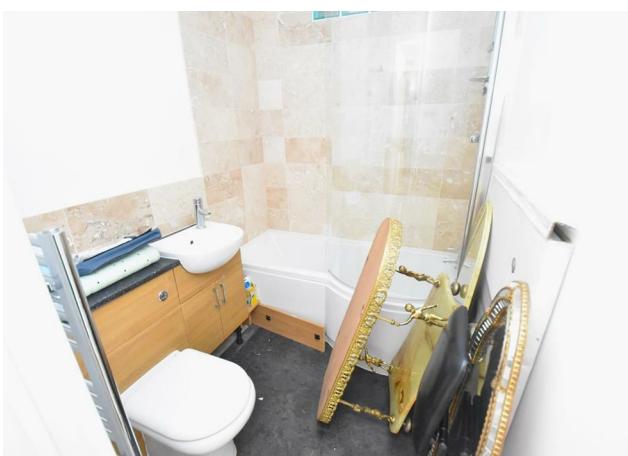
Council: Rochford District Council

Tax Band: B

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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FIRST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 513 sq.ft. (47.7 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 fixtures 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 (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (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		

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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