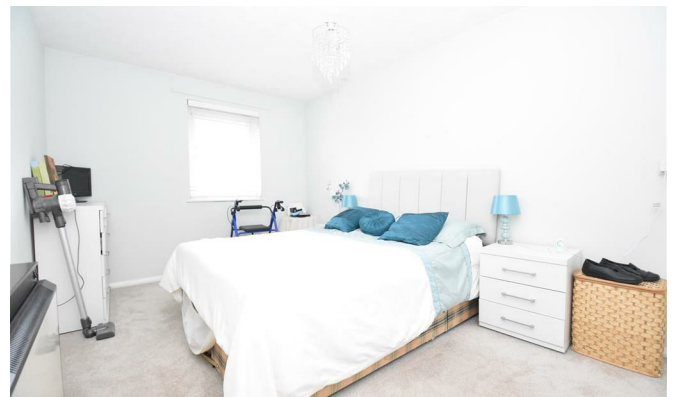


# 01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Ashingdon Road, Rochford, SS4 3EH

### Offers Over £110,000

Horizon Estate Agents are pleased to offer to market this one bedroom first floor retirement flat set within the popular Norwich House. The property comprises of a good size lounge, modern kitchen, double bedroom and shower room. Further benefits include a large communal garden, residents lounge, residents parking, laundry room and on-site house manager and care line. Located within close proximity of bus stops, shops and amenities. For Over 55's. An internal viewing is essential. NO ONWARD CHAIN.

[sales@horizonestates.co.uk](mailto:sales@horizonestates.co.uk)  
[horizonestates.co.uk](http://horizonestates.co.uk)



rightmove

onTheMarket.com

Security entry phone system with entrance door, stairs to first floor, further door leading to:

### **Hallway**

2x Built in storage cupboard, intercom phone, pull cord, carpeted, textured ceiling.

### **Bedroom**

11'5 x 9'5 (3.48m x 2.87m)

UPVC double glazed window to rear aspect, electric heater, fitted wardrobes, power points, pull cord, carpeted, textured ceiling with cove.

### **Shower Room**

Three piece suite comprising of a shower unit, wash hand basin with vanity unit, low level W.C, heated towel rail, pull cord, tile flooring, textured ceiling.

### **Lounge/Diner**

15'9 x 10'4 (4.80m x 3.15m)

UPVC double glazed window to rear aspect, storage heater, power points, pull cord, carpeted, Textured plastered ceiling with coving

### **Kitchen**

8'6 x 6'2 (2.59m x 1.88m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, integrated oven, 4 ring electric hob, space for fridge freezer, power points, laminate flooring, textured plastered ceiling.

### **Communal areas**

Large communal garden mainly laid to lawn with patio seating area, communal laundry room, communal lounge, communal parking, guest room.

### **Additional Information**

Tenure: Leasehold

Lease Length: TBC

Service Charges: TBC

Ground Rent: TBC

Council: Rochford District Council

Tax Band: B

### **Agents Notes**

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



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 <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
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.