

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Henry Crescent, Rochford, SS4 1GU Guide Price £260,000

GUIDE PRICE £260,000-£275,000

Horizon Estate Agents are delighted to offer to market this recently decorated, two bedroom, first floor purpose-built apartment, situated in a sought after location. The property comprises of two double bedrooms, a modern fitted kitchen with integrated appliances, a 13'10 x 12'9 Lounge/Diner and a bathroom suite. Further benefits include an allocated parking space for 1 vehicle, gas central heating and a long lease of 993 years. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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Entrance

Entrance via security entrance door to communal entrance hall, stairs leading to first floor, personal door leading to:

Hallway

2x storage cupboards, phone for intercom entry system, radiator, power points, loft hatch, carpeted, smooth plastered ceiling.

Bedroom One

14'5 (into wardrobe) x 10'3 (4.39m (into wardrobe) x 3.12m)

UPVC double glazed windows to front aspect, fitted wardrobes, radiator, power points, carpeted, smooth plastered ceiling.

Bathroom

Three piece suite comprising of a panelled bath with shower over, wash hand basin, low level W.C, obscured UPVC double glazed window to rear aspect, heated towel rail, partly tiled walls, tiled flooring, smooth plastered ceiling.

Bedroom Two

9'4 x 8'3 (2.84m x 2.51m)

UPVC double glazed window to rear aspect, radiator, power points, carpeted, smooth plastered ceiling.

Lounge/Diner

13'10 x 12'9 (4.22m x 3.89m)

UPVC double glazed window to front aspect, radiator, power points, carpeted, smooth plastered ceiling

Kitchen

8'3 x 8'2 (2.51m x 2.49m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, integrated four ring gas hob with extractor hood over, integrated oven, integrated fridge freezer, integrated dishwasher, integrated washing machine, UPVC double glazed window to rear aspect, power points, tiled flooring, smooth plastered ceiling.

Exterior

Allocated parking space for 1 vehicles, visitors spaces. communal lawn area, communal bin storage and communal bike shed.

Additional Information

Tenure: Leasehold

Lease Length: 993 Years Remaining

Service Charge: £2139 p/a

Ground Rent: £250 p/a

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



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	Environmental Impact (CO ₂) Rating		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.

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