

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Leecon Way, Rochford, SS4 1TU
£175,000

Horizon are pleased to bring to the market this immaculately presented ground floor apartment which is conveniently located for local amenities and only 0.6 mile from Rochford train station. The property boasts an open plan lounge/diner, fitted kitchen, three piece white bathroom suite and a larger than average bedroom. we highly recommend and internal viewing to appreciate the size and standard of accommodation on offer.

sales@horizonstates.co.uk
horizonstates.co.uk



Communal Entrance

Communal entrance giving access to the ground floor apartment.

Entrance hallway

Laminate wood flooring, wall mounted intercom system, storage cupboard, airing cupboard housing hot water tank. smooth plastered ceiling.

Lounge

15'1" x 10'6" (4.60m' x 3.20m)

Upvc double glazed window to the front aspect, wall mounted electric storage heater, power points, carpeted, smooth plastered ceiling, opening to:

Dining Area

8'1" x 6'8" (2.46m' x 2.03m)

Separate dining area, power points, carpeted, smooth plastered ceiling, arch window leading into kitchen.

Kitchen

10'8" x 6'9" (3.25m' x 2.06m)

Fitted with a range of eye and base level units with working surfaces over, free standing cooker with 4 ring hob, space for fridge/freezer, space and plumbing for washing machine, stainless steel sink with drainer unit, splash back tiling to the walls, laminated flooring.

Bedroom

16'8" x 10'3" (5.08m' x 3.12m)

Double glazed window to side aspect, wall mounted electric storage heater, recess for double wardrobe, smooth plastered ceiling, power points, carpeted.

Bathroom

Three piece suite comprising a panelled bath with separate electric shower over, pedestal wash hand basin and low level flush WC, tiled flooring and part tiled walls.

Communal areas

Laid to lawn with shrub borders and communal parking.

Additional Information

Tenure: Leasehold

Council: Rochford District Council

Council Tax Band: B

Lease Length: 86 years

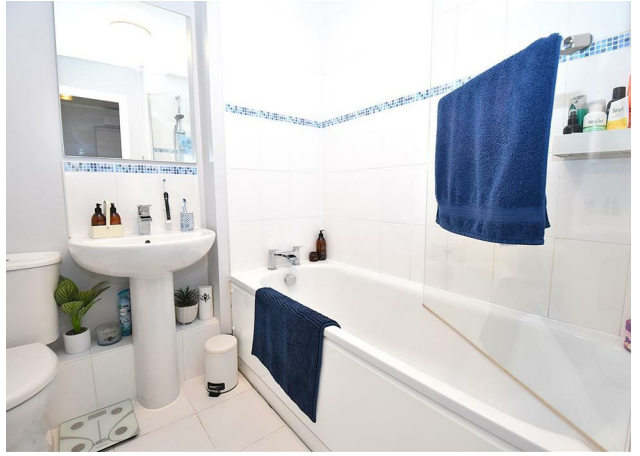
Service Charge: £135.41 per calendar month

Ground Rent: £250 Per Year

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



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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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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