

01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## The Garners, Rochford, SS4 1DS £75,000

Horizon Estate Agents are pleased to bring to market this ground floor studio apartment, set within the popular Lucam Lodge, over 55's retirement development which is located close to Rochford square. The property comprises of a bedroom/lounge/diner, kitchen and wet room. Further benefits include direct access to the communal gardens, communal parking, communal laundry room and guest suite. Offered with NO ONWARD CHAIN. Please note, the property will have newly fitted carpets and will be newly decorated throughout. Internal viewing is essential.

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



### **Communal Entrance leading to:**

Residence communal lounge, kitchen and laundry room, in addition there is a guest room, containing two beds and en-suite facilities available at a small charge.

Communal secluded gardens, car park. Senior support worker to assist residents as required. Own Entry Door on Ground Floor Leading to:

### **Hallway**

Intercom entry phone, emergency pull chord, airing cupboard, power points, textured ceiling

### **Wet Room**

Three piece suite comprising of a wet room shower, low level W.C, wash hand basin, emergency pull chord, laminate flooring, smooth plastered ceiling.

### **Bedroom/Lounge/Diner**

19'5 x 9'5 (5.92m x 2.87m)

Double glazed windows to rear aspect, double glazed door to communal rear garden, storage heater, electric heater, power points, textured ceiling, curtain separating bedroom from lounge area.

### **Kitchen**

6'9 x 5'4 (2.06m x 1.63m)

Range of eye and base level units with work surfaces over, stainless steel sink and drainer unit, fridge freezer, four ring electric cooker, power points, partly tiled walls, laminate flooring, textured ceiling.

### **Lucam Lodge Information**

Pull cord and personal pendant system providing 24 hour emergency support which connects residents to a member of staff or a central support line, audio entry system providing security for each of the residents.

### **Additional Information**

Tenure: Leasehold

Lease Length: 64 years remaining

Service Charges: £204.45 pcm

Ground Rent: £10.33 pcm

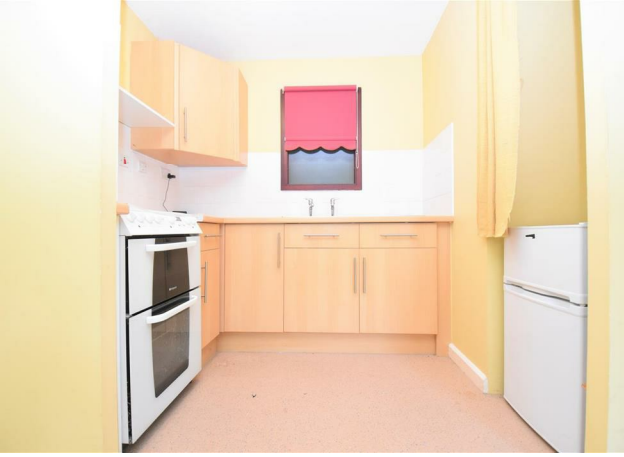
Council: Rochford District Council

Tax Band: A

### **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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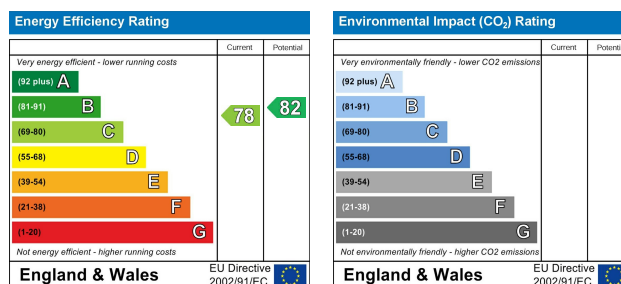
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## GROUND FLOOR



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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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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