

01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

Horizon

*your local property experts*



## Rectory Road, Rochford, SS4 1UP Offers In Excess Of £180,000

Horizon Estates are pleased to offer to the market this two bedroom first floor apartment located within walking distance of local shops and amenities. The property benefits from a modern fitted kitchen, a spacious lounge and communal parking. An ideal first time purchase. Offered with no onward chain. Viewing recommended

sales@horizonestates.co.uk  
horizonestates.co.uk



### **Entrance**

Communal security entrance door, with stairs leading to first floor, door to entrance porch, further entrance door to;

### **Hallway**

Built in storage cupboard, dado rail, coving to textured ceiling, Telephone point, doors off to:

### **Lounge**

16'2 x 9'11 (4.93m x 3.02m)

Window to side aspect, storage heater, dado rail, security entry phone, coved and textured ceiling. power points,

### **Kitchen**

9' x 8'2 (2.74m x 2.49m)

Comprising a range of fitted eye and base level units with working surfaces over, inset stainless steel sink unit, part tiled walls, space for appliances, built in airing cupboard, electric wall heater, power points

### **Bedroom One**

12'1 x 8'7 (3.68m x 2.62m)

Window to side aspect, storage heater, power points, textured ceiling

### **Bedroom Two**

9'1 x 6'6 (2.77m x 1.98m)

Window to rear aspect, storage heater, dado rail, coved and textured ceiling, power points.

### **Bathroom**

Comprising panelled bath with electric shower over, fitted shower screen, pedestal wash hand basin, close coupled W.C, part tiled walls, wall mounted electric heater, extractor fan, coved and textured ceiling.

### **Communal Car parking**

Communal car parking

### **Additional information**

Tenure: Leasehold

Lease Length: 164 years remaining

Service charge: £1,329 per annum

Ground rent: £120 Per annum

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.





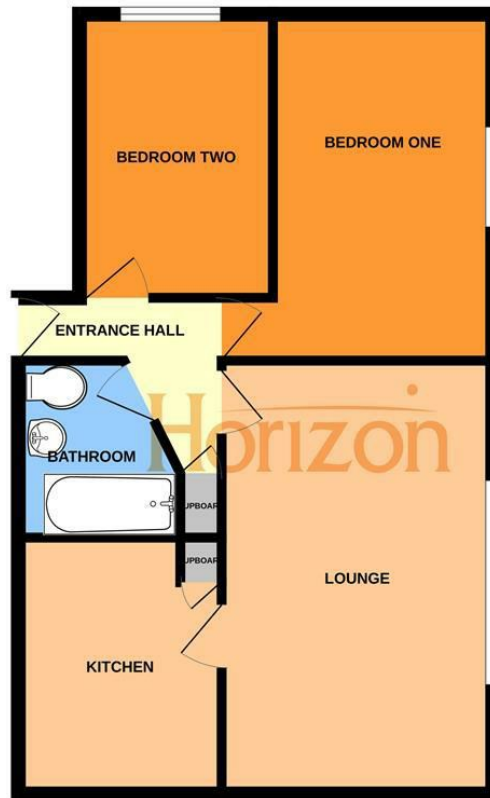
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GROUND FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 555 sq.ft. (51.6 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 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        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 67                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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