

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Ashingdon Road, Rochford, SS4 1FF Offers In The Region Of £95,000

Horizon Estate Agents are pleased to offer for sale this immaculate one bedroom, first floor retirement apartment which benefits from a dual aspect Lounge/Diner with two Juliet balconies. This development boasts many facilities which include 24 hour on site staffing, a residents lounge, function room, restaurant with waitress service, video entry system and domestic assistance. Positioned within close proximity of shops, bus links and mainline railway station. Internal viewing is essential.

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



rightmove

onTheMarket.com

Entrance

Hardwood entrance door leading to:

Hallway

Storage cupboard, telephone entry system phone, pull cord alarm, coving to smooth plaster ceiling, power point, doors off:

Lounge/Diner

Double glazed door and windows to front and side aspect with two Juliet balconies, Feature fireplace, storage heater, Television point, power points, coving to smooth plaster ceiling, emergency pull chord. Door to;

Kitchen

Comprising a range of fitted eye and base level units with working surfaces over, built in oven, four ring electric hob, inset single drainer sink unit with mixer tap, integrated fridge and freezer, electronically operated double glazed window to side aspect part tiled walls, power points, emergency pull chord, coving to smooth plaster ceiling.

Bedroom

Double glazed window to front aspect, storage heater, built in wardrobes, television point, power point, coving to smooth plaster ceiling.

Wet Room

Comprising wooden panelled bath with inset emergency button, vanity wash hand basin, with cupboard under, close coupled W.C, built in shower with fitted shower curtain and curtain rail, tiled walls, extractor fan, wall mounted electric heater, heated towel rail, coving to smooth plaster ceiling.

Facilities & Communal Areas

Communal parking, communal gardens, residents lounge, restaurant with waitress service, laundry room, security door entry, function suite, guest suite and communal refuse area.

Additional Information

Tenure: Leasehold

Lease Length: 109 years remaining

Service Charges: £700 pcm

Ground Rent: £202 half yearly

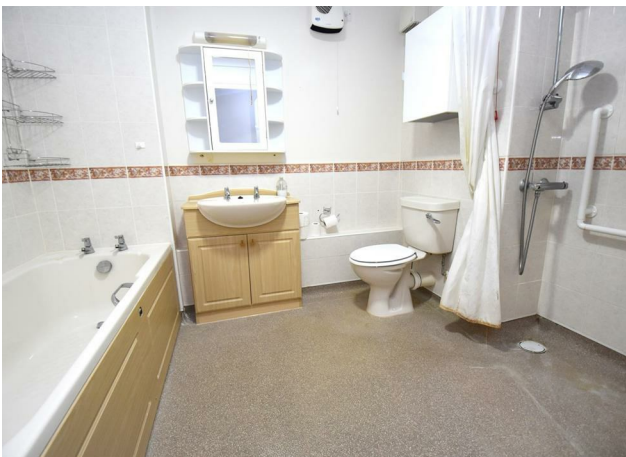
Council: Rochford District Council

Tax Band: C

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.

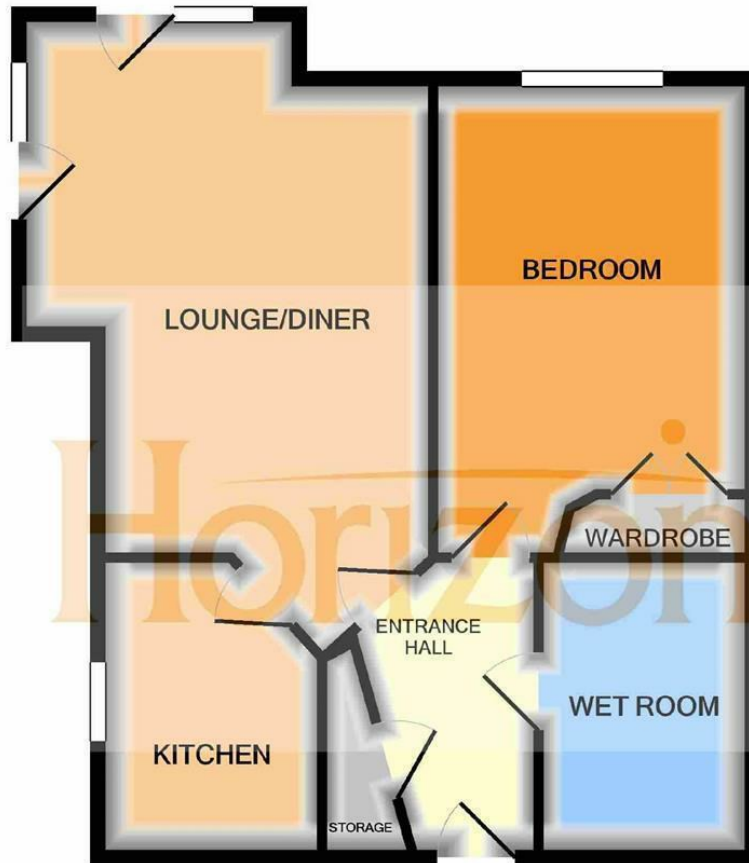


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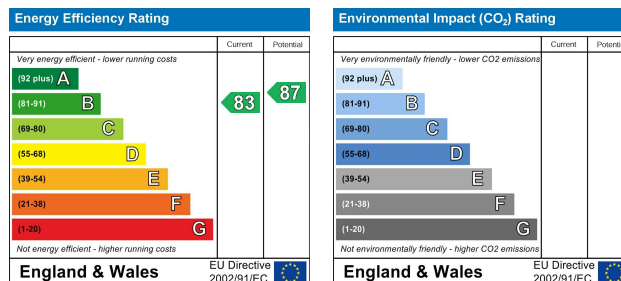
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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