

01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

Horizon

*your local property experts*



**Sandon Close, Rochford, SS4 1TT**  
**£170,000**

Horizon Estate Agents are delighted to offer to market this well maintained one bedroom ground floor apartment. The property comprises of a modern bathroom suite, 12'4 x 10'4 bedroom, kitchen and a good-sized lounge/diner. Further benefits include a long lease of 115 years and a communal car park providing off-street parking. Located within close proximity of local transport links, shops and amenities. Internal viewing is essential.

sales@horizonstates.co.uk  
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### **Communal Entrance**

Security entry door with entry phone system, Hardwood door leading to:

### **Hallway**

Telephone entry system, power points, carpeted, smooth plastered ceiling.

### **Bedroom**

12'4 x 10'4 (3.76m x 3.15m)

UPVC double glazed window to side aspect, storage heater, power points, carpeted, smooth plastered ceiling.

### **Bathroom**

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

### **Lounge/Diner**

14'5 x 10'1 (4.39m x 3.07m)

UPVC double glazed window to side aspect, storage heater, power points, carpeted, smooth plastered ceiling.

### **Kitchen**

11'1 x 6'9 (3.38m x 2.06m)

Range of eye and base level units with work surfaces over, stainless steel sink and drainer unit, space for cooker with extractor hood over, space for fridge freezer, space and plumbing for washing machine, UPVC double glazed window to side aspect, power points, storage cupboard, tiled flooring, smooth plastered ceiling.

### **Parking**

Communal Car Park.

### **Additional Information**

Tenure: Leasehold

Lease Length: 115 years remaining

Service Charge: £126.06 pcm

Ground Rent: £90 per quarter

Council: Rochford District Council

Tax Band: B

### **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.

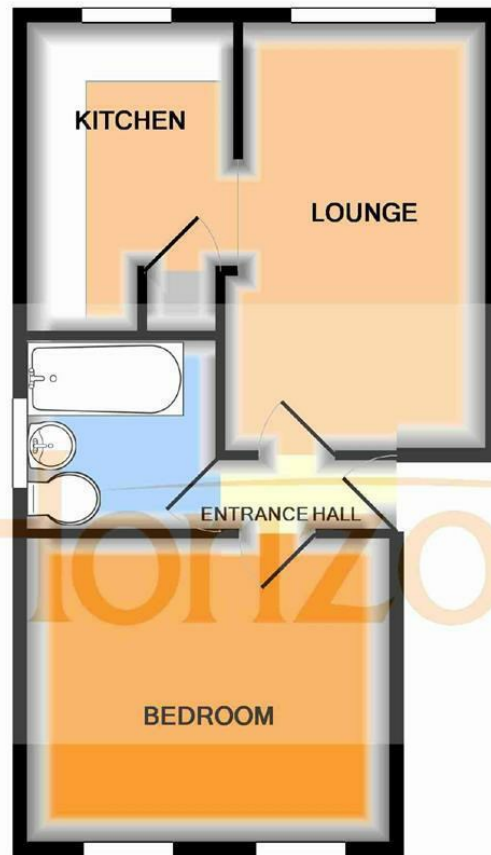


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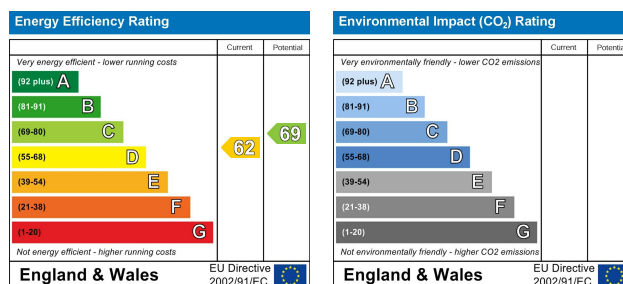
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TOTAL APPROX. FLOOR AREA 400 SQ.FT. (37.2 SQ.M.)

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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