

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Ashingdon Road, Rochford, SS4 1FF
£120,000

Horizon Estate Agents are pleased to bring to market this beautifully presented, one bedroom second floor retirement flat, which benefits from two reception rooms and has recently been re decorated with both new carpets and vinyl flooring throughout. Located within the turret bay of the popular Coachman Court development which boasts a wide array of facilities which include a residents lounge, function room, restaurant with waitress service and video entry system. Positioned within close proximity of shops, bus links and mainline railway station. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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Entrance

Security entrance door to communal hall, lift and stairs to second floor. Personal door to;

Hallway

Walk in storage cupboard with fitted shelving, carpet, coved smooth plastered ceiling, door off to all rooms:-

Lounge

20'4 x 10'7 (6.20m x 3.23m)

Double glazed window to rear aspect, electric heater, feature fireplace, power points, new carpet, coved smooth plastered ceiling, door off to kitchen

Dining Room

11'1 x 10'3 (3.38m x 3.12m)

Double glazed turret bay window to side and rear aspects, electric heater, power points, new carpet, coved smooth plastered ceiling

Kitchen

8'8 x 7'7 (2.64m x 2.31m)

Comprising range of fitted eye and base level units with rolled edged work surfaces over, inset sink unit with mixer tap, electric oven, four ring electric hob, integrated fridge and freezer, part tiled walls, power points, new vinyl flooring, coving to ceiling, double glazed window to rear aspect.

Bedroom

15'1 x 10'10 (4.60m x 3.30m)

Double glazed window to rear aspect, electric heater, built in wardrobe, power points, new carpet, coving to smooth plaster ceiling.

Wet Room

Comprising panelled bath with hand rail above, vanity wash hand basin with cupboard under, built in shower with fitted shower rail and curtain, close coupled flush W.C, part tiled walls, wall mounted heater, vinyl flooring, coving to 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: 106 years

Service Charges: £705.42 pcm

Ground Rent: £202.50 per half year

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.



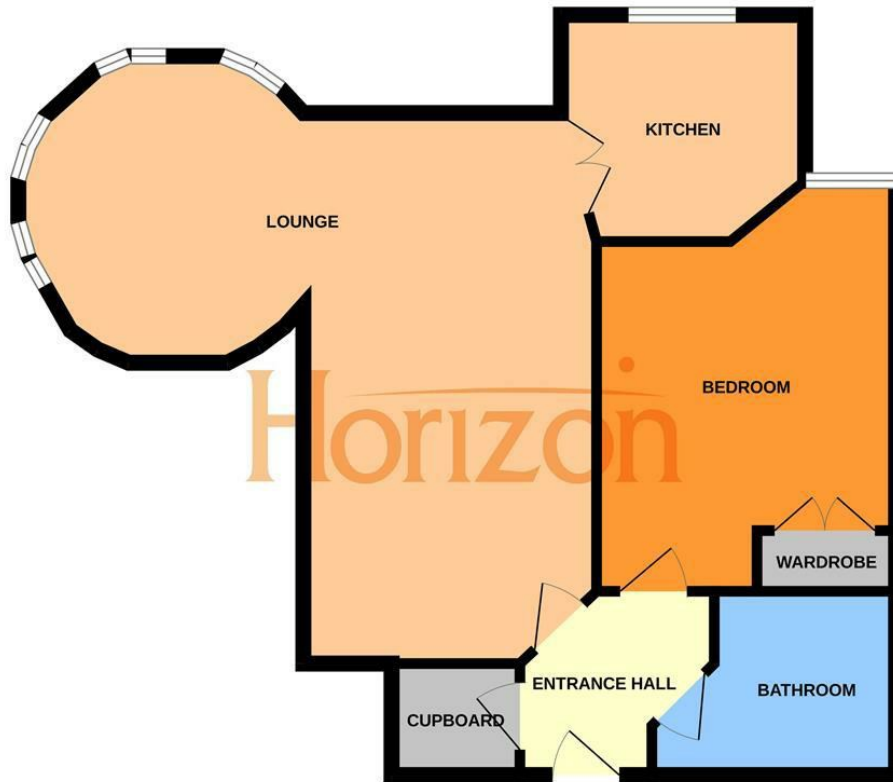
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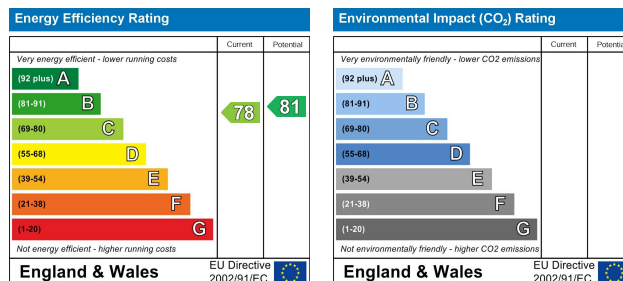
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GROUND FLOOR



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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