

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Rectory Road, Rochford, SS4 1UP £200,000

Horizon Estate Agents are delighted to offer to market this two bedroom ground floor purpose built apartment. The property comprises of two good-sized bedrooms, a lounge, fitted kitchen and modern bathroom suite. Further benefits include communal parking and being within walking distance of local shops and amenities. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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



Entrance

Communal entrance with intercom entry system, personal front door.

Hallway

Built in storage cupboard, electric heater, telephone point, power point, textured ceiling, laminate wood flooring.

Lounge/diner

17'2" x 10'9" (5.23m x 3.28m)

Double glazed window to front aspect, laminate wood flooring, entry phone system, electric panel heater heater, smooth ceiling, power points, door to;

Kitchen

10'2" x 8'1" (3.10m x 2.46m)

Refitted kitchen with a range of high gloss white eye and base level units, stainless steel sink with drainer, four ring electric hob with oven and extractor hood over, space for fridge/freezer, washing machine and double glazed window to the front aspect.

Bedroom one

13'8" x 8'5" (4.17m x 2.57m)

Double glazed window to rear aspect, electric panel heater, textured ceiling, power points, newly carpeted.

Bedroom two

9'10" x 6'5" (3.00m x 1.96m)

Double glazed window to rear aspect, new electric panel heater, power points, newly carpeted, textured ceiling.

Bathroom

Fully tiled walls and floor, white three piece suite to include a panel bath with separate shower over, pedestal wash hand basin, low level flush WC, chrome heated towel rail.

Outside

Communal car parking, further allocated parking space and communal gardens.

Additional Information

Tenure: Leasehold

Lease Length: 163 years

Ground Rent: £120 p/a

Service Charges: £1,329 p/a

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.

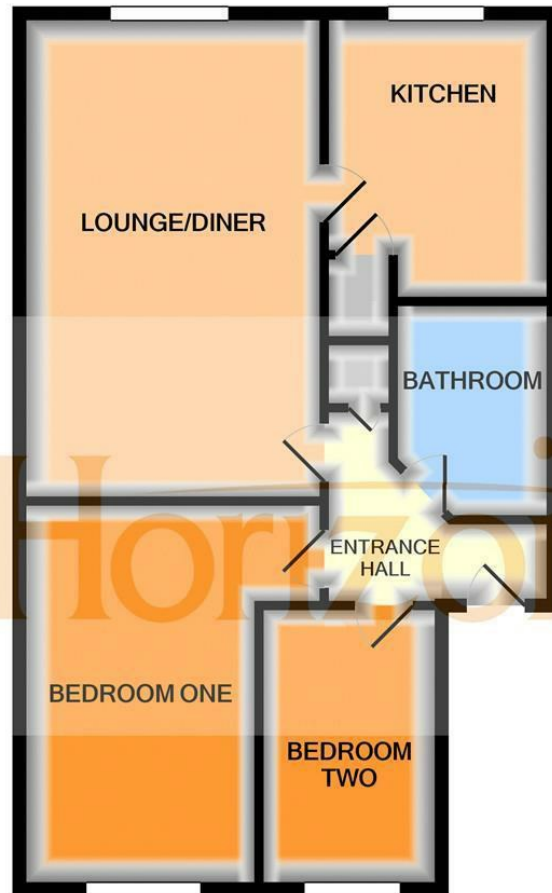


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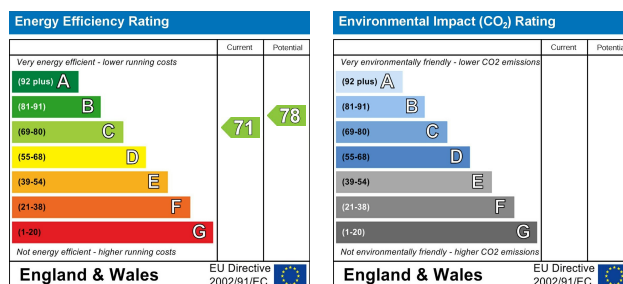
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan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