

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



The Garners, Rochford, SS4 1DS £130,000

Horizon Estate Agents are pleased to offer for sale this Two Double Bedroom First floor retirement apartment situated within the popular Lucam Lodge development. The property benefits from a 13'4" x 11'8" lounge and a brand new fitted kitchen overlooking the rear gardens, a wet room and Two double bedrooms. Lucam lodge itself has a lift to all floors, well maintained gardens, a communal lounge and a warden. Internal viewing is essential. No onward chain.

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



rightmove

onTheMarket.com

Communal Entrance leading to:

Residence communal lounge, kitchen and laundry room, in addition there is a guest room, containing two beds and en-suite facilities available at a small charge.

Communal secluded gardens, car park. Senior support worker to assist residents as required. Stairs and lift leading to first floor, Own entry door on First Floor leading to:

Hallway

Textured ceiling, emergency pull chord, cupboard, power points, storage heater, brand new carpet.

Lounge

13'4' x 11'8 (4.06m' x 3.56m)

Textured ceiling, upvc double glazed window to side aspect, two upvc double glazed windows to rear aspect, power points, intercom entry phone, storage heater, newly fitted carpet.

Bedroom

12'10' x 9'1 (3.91m' x 2.77m)

Textured ceiling, upvc double glazed window to side aspect, power points, storage heater, carpeted.

Kitchen

11'7' x 6'9 (3.53m' x 2.06m)

Range of brand new eye and base level white high gloss units with work surfaces over, stainless steel sink and drainer unit, four ring electric hob, integrated electric oven, upvc double glazed window to rear aspect, power points, storage cupboard, laminate flooring.

Bedroom

13'3' x 9'2 (4.04m' x 2.79m)

Textured ceiling, upvc double glazed window to rear aspect, hand rail, storage heater, power points, newly fitted carpet

Wet Room

Three piece suite comprising of a wet room shower, low level W.C, wash hand basin, emergency pull chord, tiled walls, extractor fan, wall heater, textured ceiling.

Lucam Lodge Information

Pull cord and personal pendant system providing 24 hour emergency support which connects residents to a member of staff or a central support line, audio entry system providing security for each of the residents.

Additional Information

Tenure: Leasehold

Lease Length: 63 years remaining

Service Charges: £322.31 pcm

Ground Rent: £10.33 pcm

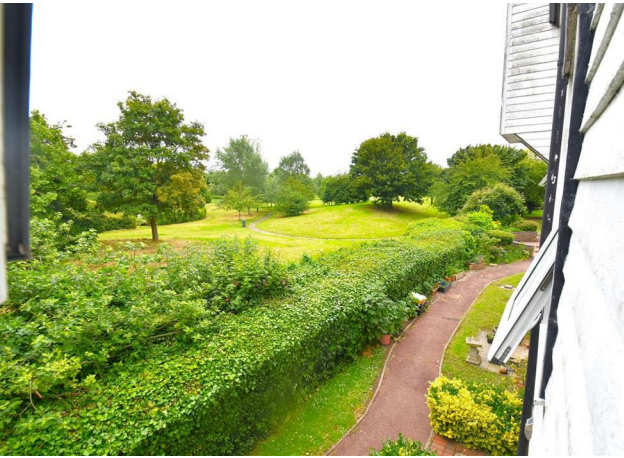
Council: Rochford District Council

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.



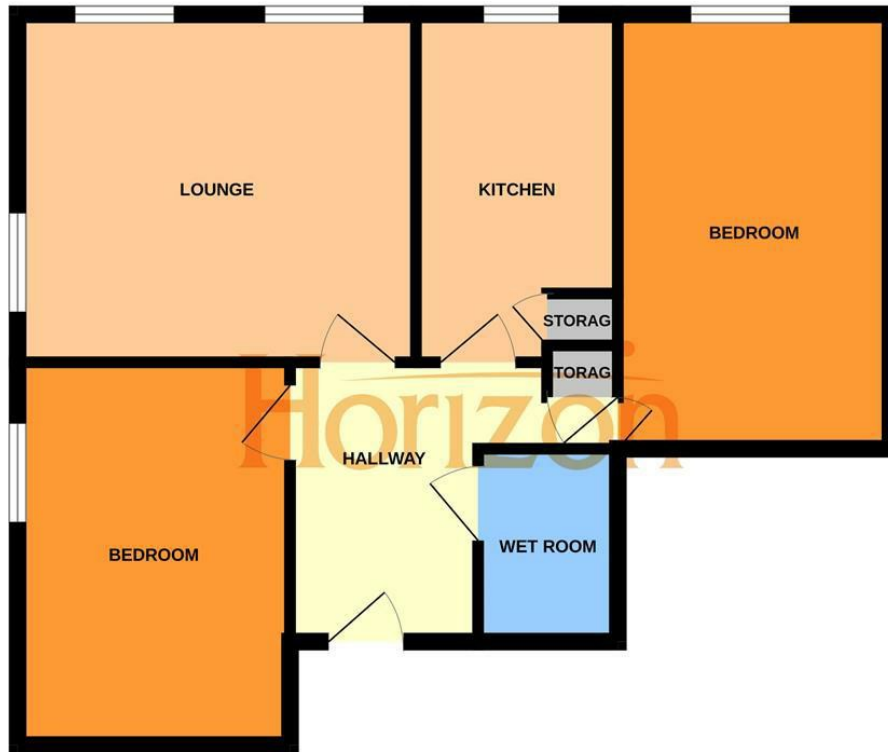
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GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.4 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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	70 → 76	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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