

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Ashingdon Road, Rochford, SS4 1FF
£110,000

Horizon Estate Agents are pleased to offer to market this spacious and well maintained one bedroom second floor retirement apartment. Situated within the popular Coachman Court development which boasts a range of facilities including a residents lounge, function room, a restaurant with waitress service and a 24 hour house manager. Positioned within close proximity of shops, bus links and mainline railway station. No Onward Chain. Internal Viewing is essential.

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



Communal Entrance

Communal entrance door with intercom system, access to communal area, lift and stairs to second floor.

Hallway

Phone for intercom entry system, storage cupboard, loft hatch, emergency pull cord, power points, carpet, coved smooth plastered ceiling.

Lounge/Diner

20'5 x 10'8 (6.22m x 3.25m)

Dual aspect UPVC double glazed windows to side and rear aspects, electric storage heater, emergency pull cord, power points, carpeted, coved smooth plastered ceiling.

Kitchen

9'4 x 7'7 (2.84m x 2.31m)

UPVC double glazed window to rear aspect, range of eye and base level units with work surfaces over, sink drainer unit, integrated electric hob with extractor hood over, integrated oven, integrated fridge, integrated freezer, emergency pull cord, power points, coved smooth plastered ceiling, laminate flooring.

Bedroom

13'6 x 10'0 (4.11m x 3.05m)

UPVC double glazed window to rear aspect, fitted wardrobes, electric storage heater, emergency pull cord, power points, carpeted, coved smooth plastered ceiling.

Wet Room

Four piece suite comprising of a wet room style shower, panelled bath, vanity wash hand basin, low level W.C, emergency pull cord, tiled walls, laminate flooring, coved smooth plastered 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: 107 years remaining

Service Charges: £650 pcm

Ground Rent: £400 p/a

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.

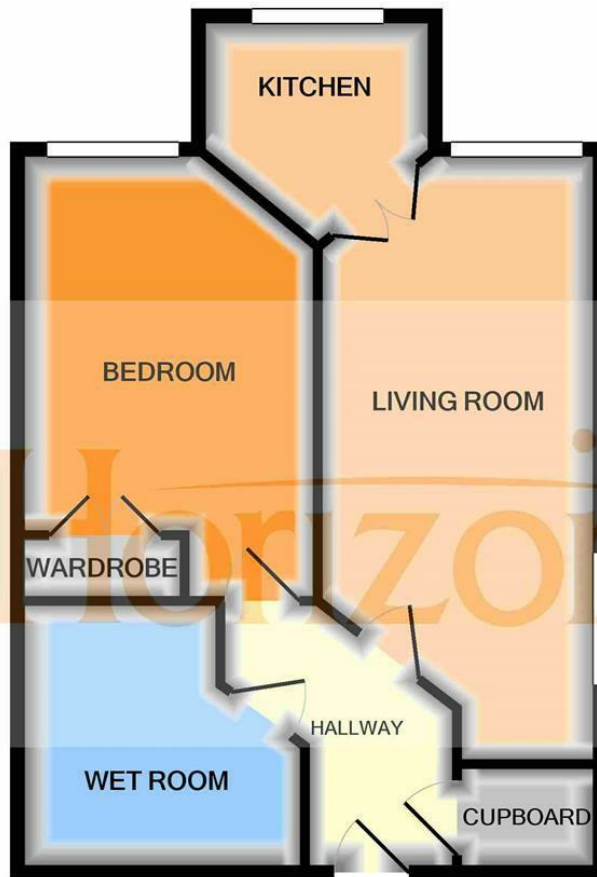


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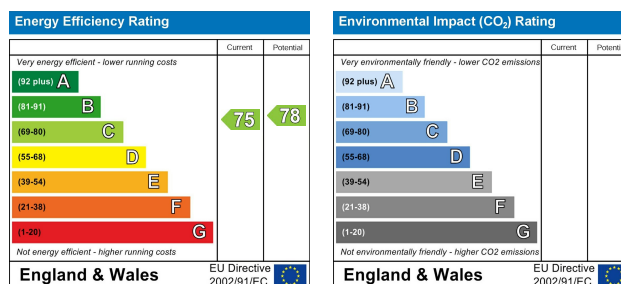
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan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