

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Fairfax Drive, Westcliff-On-Sea, SS0 9FR Offers In Excess Of £190,000

Horizon Estate Agents are pleased to offer to market this modern, well maintained one bedroom first floor apartment. The property comprises of a spacious open plan kitchen/lounge diner, double bedroom with fitted wardrobes and a bathroom benefitting from touch screen systems. Further benefits include an allocated parking space, balcony, access to communal gardens & terrace and a lift to all floors in the building. Located within walking distance to Prittlewell Railway Station, bus links and local shops. Internal viewing is essential.

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onTheMarket.com

Entrance

UPVC double glazed communal entry door with intercom entry system, stairs and lift to first floor, hardwood entrance door leading to:

Open Plan Kitchen/Lounge/Diner

23'6 x 13'5 (7.16m x 4.09m)

Intercom phone entry system, 2x storage cupboards, radiators, power points, UPVC double glazed sliding door to balcony, wood effect flooring, smooth plastered ceiling

To the kitchen - Range of eye and base level units with work surfaces over, integrated fridge freezer, four ring electric hob with extractor hood over, integrated oven, integrated washing machine, integrated dishwasher, stainless steel sink drainer unit with mixer tap, boiling water tap.

Bedroom

15'7 x 9'5 (4.75m x 2.87m)

UPVC double glazed window to front aspect, radiator, power points, fitted wardrobes, carpeted, smooth plastered ceiling.

Bathroom

Three piece suite comprising of a bath with shower over and wash hand basin with vanity unit both benefitting from touch screen systems, a low level W.C, wall mounted mirror with heater and lighting, heated towel rail, tiled flooring, smooth plastered ceiling.

Balcony

Private balcony providing space for a seating area

Communal Areas

Communal gardens, communal terrace, communal car park with one allocated parking space.

Additional Information

Tenure: Leasehold

Lease Length: 121 Years

Ground Rent: £300 p/a

Service Charges: £1100 p/a

Building Insurance: £150 p/a

Council: Southend Borough Council

Tax Band: B

Agents Note

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



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		Current	Potential	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		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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