

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Roche Close, Rochford, SS4 1PU
£139,999

Horizon Estate Agents are pleased to bring to market this spacious one bedroom modernised first floor retirement flat for over 60's, located in the sought after Ormond House development. The property comprises of a double bedroom, large living room with space for lounge and dining area, a fitted kitchen with fully integrated appliances and a shower room. The development benefits from a 'Careline' emergency pull cord system and house manager, residents lounge, laundry room, communal garden, communal car park and a guest suite. Located within walking distance of Rochford Railway Station, shops and amenities. Internal viewing is essential.

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Entrance

Communal front door with an intercom entry system, communal hallways, lift and stairs leading to the first floor, communal landings leading to the apartment front door.

Entrance Hall

Front door opening to an open entrance with grey laminate flooring, skirting, white painted walls, power points, intercom receiver with an emergency pull cord, fitted alarm system, door leading to large walk-in storage/airing cupboard with the hot water cylinder and a light, coved ceiling, smooth plastered ceiling.

Living Room

17'7 x 11'5 (5.36m x 3.48m)

Grey laminate wood flooring, white painted skirting, x1 Fischer electric heater, electric fireplace, power points, phone line, TV/FM points, UPVC double glazed window to rear aspect, coving, smooth plastered ceiling, light fitting.

Kitchen

7'36 x 7 (2.13m x 2.13m)

Grey laminate wood flooring, light oak fitted wall and base level units and drawers, rolled edge work surfaces, candy dishwasher to stay, black speckled single sink and drainer unit, tiled splashbacks, waist height electric oven, 4 ring electric hob with an extractor over, integrated fridge and freezer, UPVC double glazed window to rear aspect, coved ceiling, wall mounted electric fan heater, emergency pull cord.

Bedroom

15'9 x 8'7 (4.80m x 2.62m)

Grey laminate wood flooring, white painted skirting, x1 Fischer electric heater, power points, white painted walls with a feature wallpapered wall with flower patterns, fitted wardrobes, UPVC double glazed window to the rear aspect, coving, smooth plastered ceiling, light pendant.

Bathroom

6'9 x 5'4 (2.06m x 1.63m)

Tiled flooring, double shower enclosure, high level WC, wash hand basin with a vanity unit, eye level mirrored cupboards, tiled walls, emergency call button, extractor fan, coved ceiling, smooth plastered ceiling, circular ceiling light.

Communal Facilities

House manager, resident's lounge, resident's laundry room, communal garden area, resident's car park, guest suite available at a nightly charge.

Additional Information

Lease term - 108 years remaining

Ground Rent - £212.50 per half year

Service Charge - £1,942.85 per half year

Council: Rochford District Council

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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FIRST FLOOR
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA: 674 sq.ft. (62.6 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		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	
		84	88				

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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