

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Ashingdon Road, Rochford, SS4 1FF
£92,500

Horizon Estate Agents are pleased to bring to market this beautifully presented, one bedroom second floor retirement flat, which benefits by being recently re-decorated with newly painted walls. Located within the popular Coachman Court development which boasts a wide array of facilities which include a residents lounge, function room, restaurant with waitress service and video entry system. Positioned within close proximity of shops, bus links and mainline railway station. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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Entrance

Hardwood entrance door leading to:

Hallway

Storage cupboard, telephone entry system, pull cord alarm, coving to smooth plastered ceiling, power point, loft access, doors off to:

Lounge/Diner

27'1 x 10'8 (8.26m x 3.25m)

Storage heater x2, double glazed window to rear aspect, TV point, power points, emergency pull cord, coving to smooth plastered ceiling, double doors leading to:

Kitchen

Comprising a range of fitted eye and base level units with rolled top worksurfaces, built in oven, four ring electric hob, inset single drainer sink unit with mixer tap, integrated fridge and freezer, HiNARi microwave, Breville toaster, electronically operated double glazed window to rear aspect, part tiled walls, power points, emergency pull cord, coving to smooth plastered ceiling.

Bedroom

15'7 x 9'9 (4.75m x 2.97m)

Double glazed window to rear aspect, storage heater, built in wardrobe, TV point, power points, coving to smooth plastered ceiling, emergency pull cord.

Wet Room

Four piece suit comprising of wooden panelled bath with inset emergency button, vanity wash hand basin with cupboard under, close coupled W/C, built in shower with fitted curtain and rail, tiled walls, extractor fan, wall mounted electric heater, heated towel rail, coving to smooth plastered ceiling.

Facilities & Communal Areas

Communal parking, communal gardens, residents lounge, restaurant area with waitress service, laundry room, security door entry, function suite, on-site guest suite and communal refuse area.

Additional Information

Tenure: Leasehold

Lease Length: 116 Years

Service Charges: £8760 p/a - (subject to change)

Ground Rent: £405 p/a - (subject to change)

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.



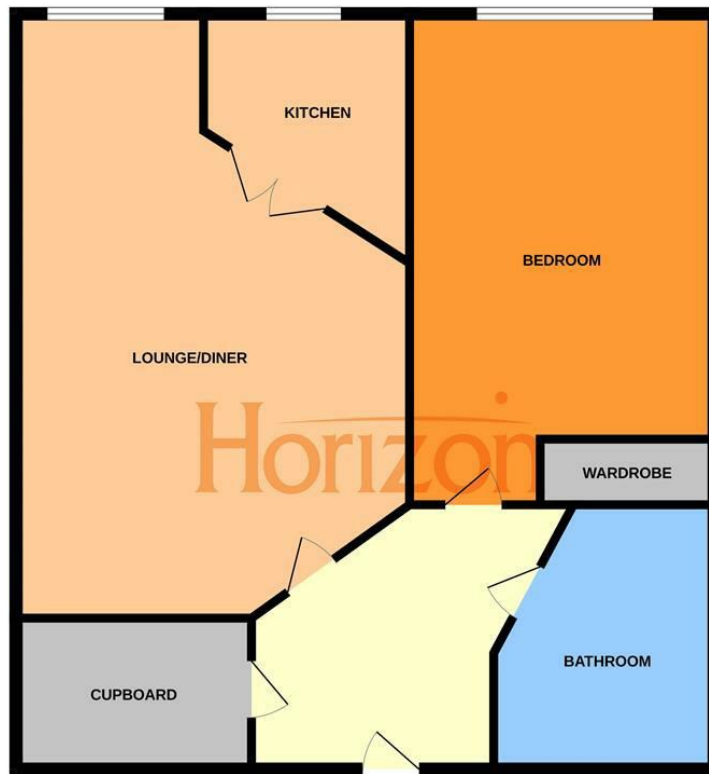
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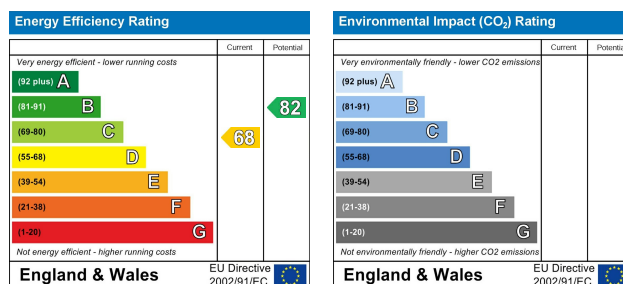
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GROUND FLOOR



RETIREMENT APARTMENT

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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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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