

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Pollards Close, Rochford, SS4 1GB

Offers Over £200,000

Horizon Estate Agents are pleased to offer to market this Spacious, well presented, unique apartment in sought after development. Good quality wood effect laminated floors throughout, Large entrance area Ten meters long, light living area/kitchen with space for home office, Overlooking mature trees and lawns in well maintained grounds. Located within walking distance to Rochford Railway Station and local shops. Offered with NO ONWARD CHAIN. Long lease of 975 years. Allocated parking space in gated residents car park. Internal viewing is essential.

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horizonstates.co.uk



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Entrance

Via security gate leading to car park with allocated spaces. Communal entrance door via door code or entry phone. Stairs Leading to:

Entrance Hallway

Private entry door, radiator, power points, storage cupboard, wood flooring.

Shower Room

Four piece suite comprising of a shower unit, pedestal wash hand basin, close coupled W.C, bidet, radiator, tiled walls and flooring.

Bedroom

12'9 x 10'2 (3.89m x 3.10m)

Double glazed window to rear aspect, fitted wardrobes, radiator, power points, wood flooring.

Open Plan Kitchen/Lounge/Diner

33'6 x 12'8 (10.21m x 3.86m)

Double glazed windows to rear and side aspects, radiators, power points, storage cupboard, fitted TV stand, wood flooring

To the kitchen area - a range of eye and base level units with work surfaces over, composite inset sink drainer unit with mixer tap, four ring electric cooker with extractor hood over, integrated washing machine, fridge freezer, Worcester boiler, power points, wood flooring.

Parking

Gated Car Park with an allocated parking space for 1 vehicle.

Additional Information

Tenure: Leasehold

Lease Length: 975 years remaining

Service Charges: TBC

Ground Rent: TBC

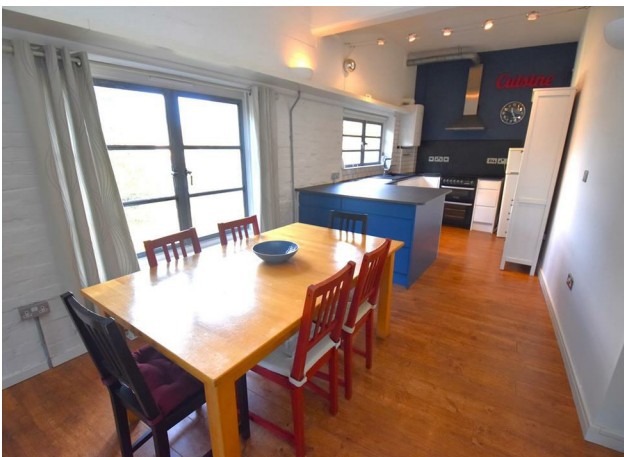
Council: Rochford District Council

Tax Band: C

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
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 462 sq.ft. (42.9 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
Very energy efficient - lower running costs			
(92 plus) A		72	80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.