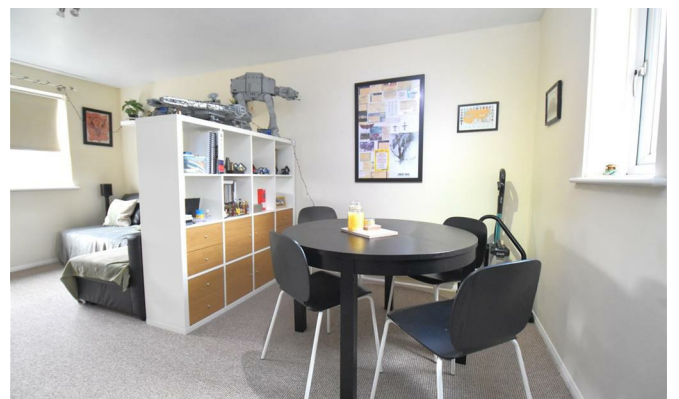


01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

Horizon

*your local property experts*



**Lesney Gardens, Rochford, SS4 1TZ**  
**£170,000**

Horizon Estate Agents are pleased to offer to market this modern and spacious one bedroom purpose built first floor apartment. The property comprises of a newly fitted kitchen with integrated appliances, a 17'1 x 10'10 lounge/diner, a bathroom suite and a double bedroom. Further benefits include UPVC double glazing throughout, a communal car park and a lease extension to 99 years before completion of sale. Located within close proximity to transport links and local shops. Internal viewing is essential.

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



### **Entrance**

Communal door with security entry phone system. Stairs to First Floor. Own entrance door to:

### **Hallway**

Intercom phone for entry system, electric heater, carpeted, smooth plastered ceiling.

### **Lounge/Diner**

17'1 x 10'10 (5.21m x 3.30m)

UPVC double glazed window to front and rear aspects, electric heater, power points, carpeted, smooth plastered ceiling.

### **Kitchen**

10'5 x 7'4 (3.18m x 2.24m)

Range of eye and base level units with work surfaces over, composite sink drainer unit with mixer tap, integrated oven, integrated four ring electric hob, integrated fridge freezer, integrated washing machine, integrated dish washer, UPVC double glazed windows to side and rear aspects, power points, laminate flooring, smooth plastered ceiling.

### **Bedroom**

13'4 x 9'5 (4.06m x 2.87m)

UPVC double glazed window to front aspect, electric heater, power points, smooth plastered ceiling.

### **Bathroom**

Three piece suite comprising of a panelled bath with shower head over, pedestal wash hand basin, low level W.C, UPVC obscured double glazed window to rear aspect, smooth plastered ceiling.

### **Outside**

Communal car park, communal gardens, communal bin store

### **Additional information**

Council: Rochford District Council

Tax Band: B

Tenure: Leasehold

Lease Length: Lease to be extended to 99 years by current owner before completion

Ground Rent: £90 p/a

Service Charges: £127 pcm

### **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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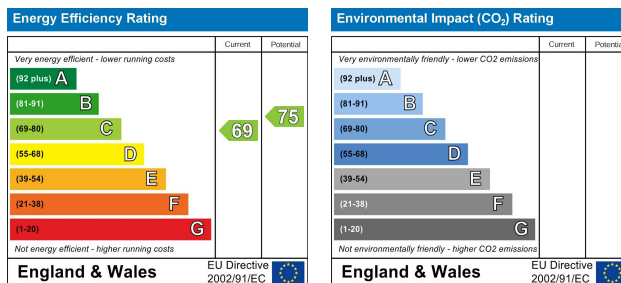
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TOTAL APPROX. FLOOR AREA 489 SQ.FT. (45.5 SQ.M.)

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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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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