

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Station Approach, Hockley, SS5 4BQ Offers In Excess Of £310,000

Horizon Estate Agents are delighted to offer to market this spacious three bedroom Maisonette, situated in Clayswell Court. The property comprises of three double bedrooms, a dining area leading to a large lounge with turret seating area, fitted kitchen, ground floor W.C. and a first floor family bathroom. Further benefits include a long lease of 177 years, direct access to communal gardens and a private car park with an allocated parking space. Located within walking distance to Hockley Railway Station. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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Hallway

Obscured UPVC double glazed entry door, radiator, power points, carpeted, smooth plastered ceiling.

Bedroom

9'5 x 8'7 (2.87m x 2.62m)

UPVC double glazed window to front aspect, radiator, power points, smooth plastered ceiling, wood effect flooring.

Kitchen

10'2 x 9'5 (3.10m x 2.87m)

Range of eye and base level units with work surfaces over, four ring gas hob with extractor hood over and integrated oven below, stainless steel sink drainer unit, integrated fridge freezer, space and plumbing for both washing machine and dish washer, UPVC double glazed window to rear aspect, radiator, power points, laminate flooring, smooth plastered ceiling.

W.C.

Two piece suite comprising of a close coupled W.C, wash hand basin, obscured UPVC double glazed window to rear aspect, under stairs storage cupboard, radiator, wood effect flooring, smooth plastered ceiling.

Dining Area

9'7 x 8'6 (2.92m x 2.59m)

UPVC double glazed French Doors to rear communal garden, radiator, power points, carpeted, smooth plastered ceiling, opening to:

Lounge

11'10 x 11'4 (3.61m x 3.45m)

UPVC double glazed bay windows to rear aspect, Turret providing a further seating area, radiator, power points, carpeted, smooth plastered ceiling.

First Floor Landing

Loft hatch, carpeted, smooth plastered ceiling.

Bedroom

13'8 x 9'6 (4.17m x 2.90m)

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

Bedroom

9'6 x 8'8 (2.90m x 2.64m)

UPVC double glazed window to rear aspect, radiator, power points, carpeted, smooth plastered ceiling.

Bathroom

Four piece suite comprising of a panelled corner bath, shower unit, pedestal wash hand basin, low level W.C, double glazed Velux windows to rear aspect, partly tiled walls, laminate flooring, smooth plastered ceiling.

Exterior

Access to communal gardens which are laid to lawn, allocated parking space in private car park, visitor parking bays.

Additional Information

Tenure: Leasehold

Lease Length: 177 years remaining

Service Charges: £800 p/a (includes Ground Rent)

Council: Rochford District Council

Tax Band: C

Agents Note

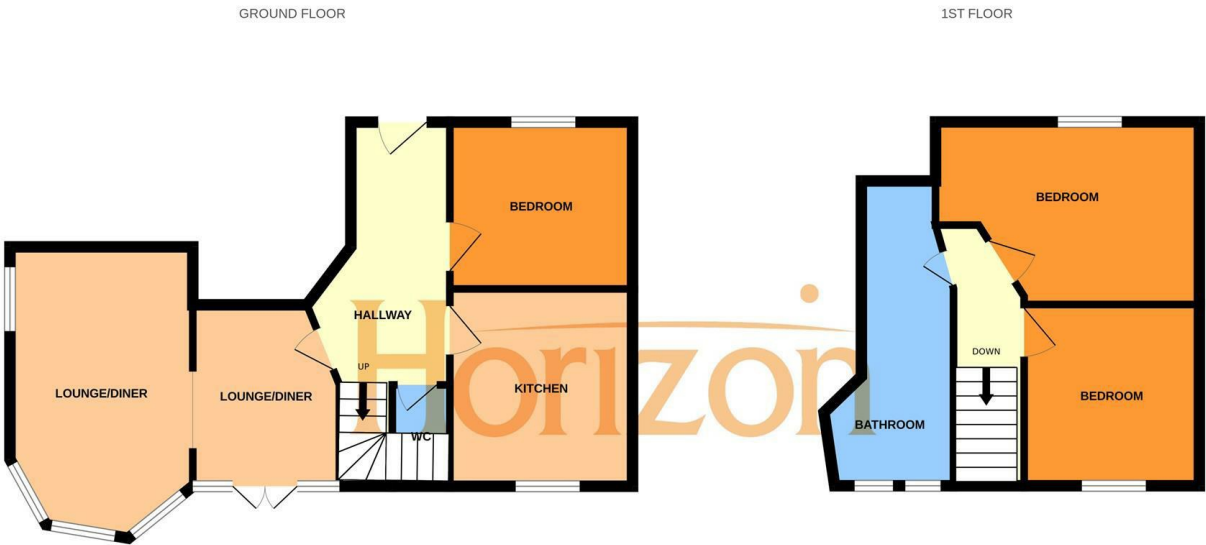
We recommend our customers use our panel of Conveyancers. It is your decision whether you choose to deal with our panel of Conveyancers but you are under no obligation to do so. You should know that we would receive a referral fee of £150 per transaction from them for recommending you to them.

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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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		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
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.