

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Lesney Gardens, Rochford, SS4 1TZ Guide Price £100,000

GUIDE PRICE £100,000-£110,000

Horizon Estate Agents are delighted to offer to market this spacious second floor studio apartment within easy access to the Rochford Railway Station and the local shops and amenities of Rochford Square. The property comprises a 14'0 x 10'6 living area, a 9'2 x 8'2 Bedroom, fitted kitchen and bathroom. Located within walking distance to local transport links and shops. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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



rightmove

onTheMarket.com

Entrance

Communal entrance door with telephone entry phone, stairs to second floor.

Hallway

Storage cupboard, loft hatch, textured ceiling.

Bathroom

Three piece suite comprising of a low level W.C, panelled bath, vanity wash hand basin, window to rear aspect, laminate flooring, textured ceiling.

Lounge/Diner

14'0 x 10'6 (4.27m x 3.20m)

Window to rear aspect, electric heater, power points, phone for intercom entry system, textured ceiling, archway to:

Bedroom

9'2 x 8'2 (2.79m x 2.49m)

Fitted wardrobes, power points, textured ceiling, opening to:

Kitchen

8'6 x 4'8 (2.59m x 1.42m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, space for cooker, space for fridge freezer, washing machine, window to rear aspect, power points, laminate flooring, textured ceiling.

Exterior

Communal parking and communal gardens

Additional Information

Tenure: Leasehold

Lease Length: 64 years remaining

Service Charge: £120 pcm

Ground Rent: £160 p/a

Council: Rochford District Council

Tax Band: B

Agents Note

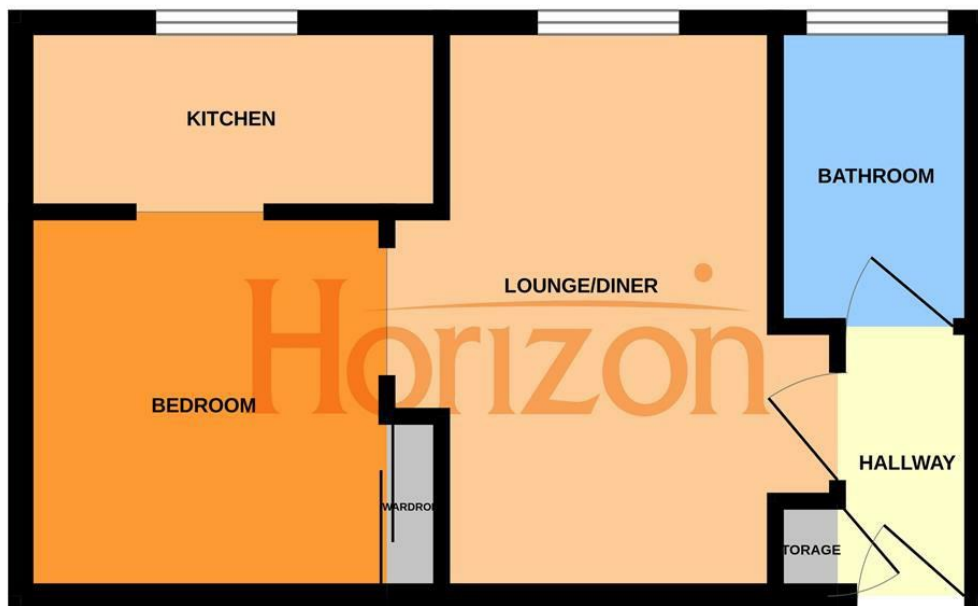
We recommend our customers use our panel of Conveyancers. It is your decision whether you choose to deal with our panel of Conveyancers but you are under no obligation to do so. You should know that we would receive a referral fee of £150 per transaction from them for recommending you to them.

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.



42 Hedingham Place
Rochford, Essex, SS4 1UP

GROUND FLOOR



Energy Efficiency Rating		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

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

rightmove 