

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Leecon Way, Rochford, SS4 1TU £155,000

Horizon Estate Agents are delighted to offer to market this one bedroom, second floor purpose built apartment. The property comprises of a double bedroom, a fitted kitchen with integrated appliances, a 17'1 x 10'2 lounge/diner and a bathroom suite. Further benefits include a communal car park and a healthy lease of 91 years. Located within walking distance to Rochford Railway Station, bus links and local shops. Offered with NO ONWARD CHAIN. Internal Viewing is essential.

Communal Entrance

Communal entrance door with telephone entry phone, stairs to second floor, private entry door leading to:

Hallway

Phone for intercom entry system, loft hatch, power points, tiled flooring, textured ceiling.

Bathroom

Three piece suite comprising of a panelled bath with shower head over, vanity wash hand basin with mixer tap, low level W.C, heated towel rail, obscured UPVC double glazed window to rear aspect, partly tiled walls, laminate flooring, textured ceiling.

Bedroom

13'2 x 9'4 (4.01m x 2.84m)

UPVC double glazed window to front aspect, electric heater, power points, carpeted, textured ceiling.

Kitchen

10'6 x 8'2 (3.20m x 2.49m)

Range of eye and base level units with work surfaces over, integrated four ring electric hob with extractor hood over, integrated oven, stainless steel sink drainer unit, integrated fridge, integrated freezer, integrated washing machine, UPVC double glazed window to side and rear aspects, power points, storage cupboard, laminate flooring, textured ceiling.

Lounge

17'1 x 10'2 (5.21m x 3.10m)

UPVC double glazed windows to front and rear aspects, electric heater, power points, carpeted, textured ceiling.

Exterior

Communal gardens and parking.

Additional Information

Tenure - Leasehold

Length of lease - 91 years remaining

Council - Rochford District Council

Council tax band - B

Service Charge - £511 per quarter

Ground Rent - £250 p/a

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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TOTAL APPROX. FLOOR AREA 483 SQ.FT. (44.8 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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| 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.

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