## 01702 411 000

# 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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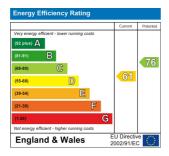


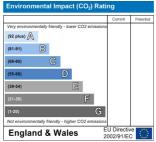
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#### TOTAL APPROX. FLOOR AREA 483 SQ.FT. (44.8 SQ.M.)

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 Made with Metropix ©2017





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