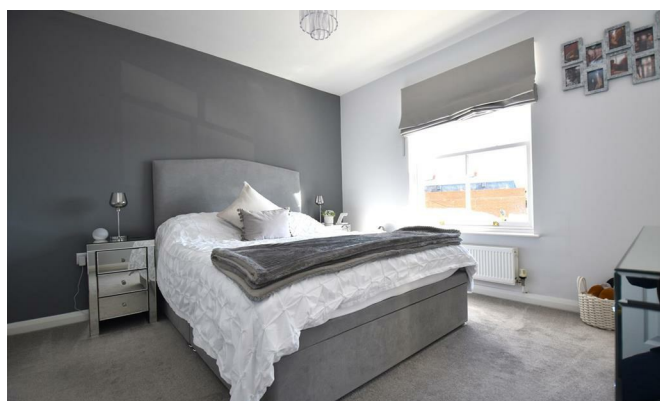


# 01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## West Street, Rochford, SS4 1AS Offers In Excess Of £225,000

Horizon Estate Agents are delighted to offer to market this bright, modern and spacious, two bedroom purpose built apartment. The property comprises of two double bedrooms, an en-suite to bedroom one, a bathroom and an open plan lounge/kitchen with integrated appliances. Further benefits include a long lease of 240 years and an allocated parking space for one car. Located within walking distance to Rochford Railway Station and local shops. An ideal purchaser for a first time buyer or a commuter. Internal viewing is essential.

[sales@horizonestates.co.uk](mailto:sales@horizonestates.co.uk)  
[horizonestates.co.uk](http://horizonestates.co.uk)



rightmove

onTheMarket.com

### **Communal Entrance**

Accessed via communal doors and stairway leading to:

### **Hallway**

Obscured double glazed hardwood entry door, intercom phone for entry system, storage cupboards, radiator, power points, wood effect flooring, smooth plastered ceiling.

### **Bedroom One**

11'9 x 11'2 (3.58m x 3.40m)

Double glazed sash window to side aspect, radiator, power points, carpeted, smooth plastered ceiling.

### **En-Suite**

Three piece suite comprising of corner shower cubicle, close coupled W.C, wash hand basin, heated towel rail, partly tiled walls, laminate flooring, smooth plastered ceiling.

### **Bedroom Two**

12'4 x 9'2 (3.76m x 2.79m)

Double glazed sash window to side aspect, radiator, power points, carpeted, smooth plastered ceiling.

### **Bathroom**

Three piece suite comprising of a panelled bath with shower head over, pedestal wash hand basin, close coupled W.C, heated towel rail, partly tiled walls, vinyl flooring, smooth plastered ceiling.

### **Open Plan Lounge/Kitchen**

21'3" x 11'2" >13'5" (6.48m x 3.40m >4.09m)

Double glazed sash windows to front and side aspects, radiator, power points, carpeted, smooth plastered ceiling.

To the kitchen area - range of eye and base level units with work surfaces over, integrated 4 ring gas hob with extractor hob over, integrated oven, integrated fridge freezer, stainless steel sink drainer unit with mixer tap, integrated washing machine, power points, laminate flooring, smooth plastered ceiling.

### **Externally**

Communal paved area, allocated off street parking for one vehicle.

### **Additional Information**

Tenure: Leasehold

Lease Length: 240 years

Service Charges: £25 pcm

Ground Rent: £100 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.

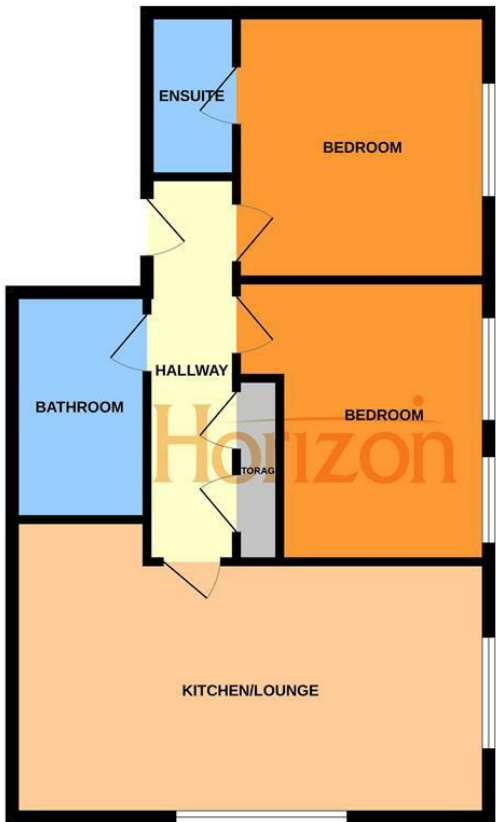




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GROUND FLOOR



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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>82</b>	<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.