

# 01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Hedingham Place, Rochford, SS4 1UP Offers Over £170,000

Horizon estate agents are pleased to bring to the property market this immaculate one bedroom second floor apartment. Situated close to local shops, bus route and walking distance of Rochford train station. The property has a modern kitchen and bathroom. There is a lounge/diner 17'8 x 10'6 and spacious bedroom 15'5 x 9'8. There is parking with this property and a long lease. viewing internally is strongly recommended.

## **Communal entrance door with intercom system to:**

### **Entrance door to:**

#### **Entrance Hall**

Textured ceiling with loft access, wood effect flooring, power point, storage cupboard. Doors to:

#### **Lounge/diner**

17'8 x 10'6 (5.38m x 3.20m)

Textured ceiling, UPVC double glazed window to front aspect, carpeted, wall mounted heater, power points, storage cupboard. Door to:

#### **Kitchen**

8'3 x 8'1 (2.51m x 2.46m)

Textured ceiling, UPVC double glazed window to front aspect, wood effect flooring and part tiled walls. There is a range of white base level units with limed oak effect work surfaces with inset sink and drainer, power points, There is space and plumbing for appliances.

#### **Bedroom**

15'5 x 9'8 (4.70m x 2.95m)

Textured ceiling, UPVC double glazed window to rear aspect, carpeted, power points, wall mounted heater.

#### **Bathroom**

Smooth plastered ceiling, laminated flooring and part tiled walls. There is a three piece suite comprising WC, wash hand basin and bath with shower attachment and shower screen, extractor fan.

#### **Parking**

There is parking with this property.

#### **Additional Information**

Tenure - Leasehold

Length of lease - Approx 171 year left

Council - Rochford district council

Council tax band - B

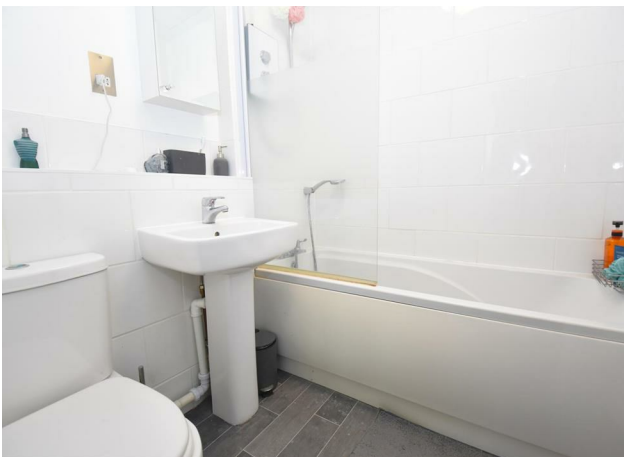
Service Charge - £1559.98 per year

Ground Rent - £120.00 per year

#### **Agents Notes**

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.

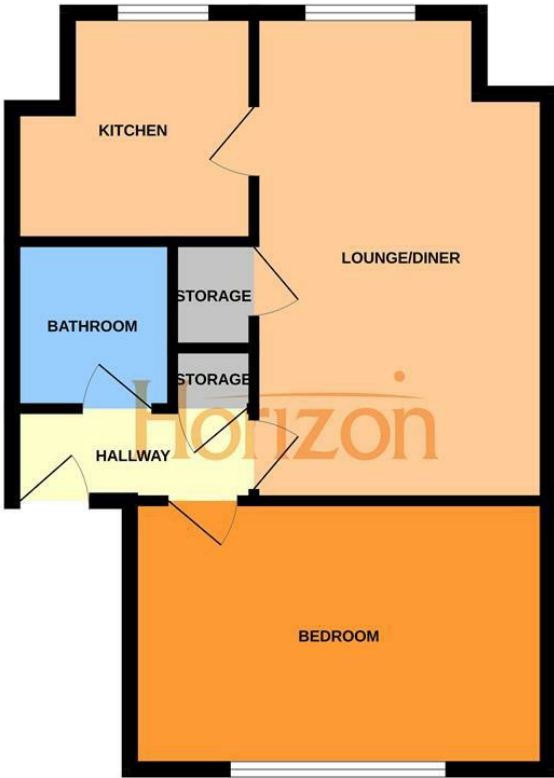




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GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 478 sq.ft. (44.4 sq.m.) approx.

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

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(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.