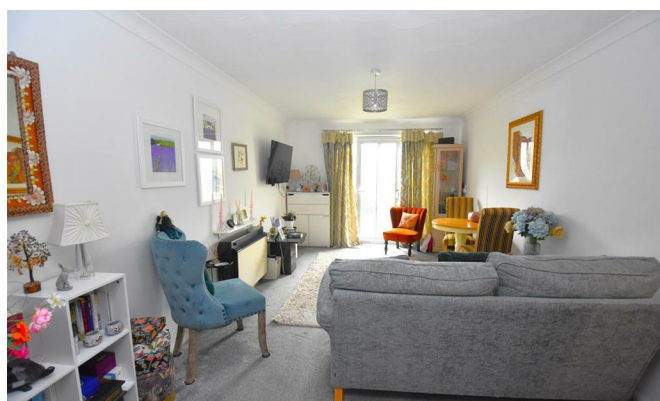


01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Ashingdon Road, Rochford, SS4 3EH

£110,000

Horizon are pleased to offer to the market this one bedroom ground floor retirement apartment set within Norwich House in a convenient location close to bus stops. The property has a fitted kitchen, good size lounge with direct access to communal gardens, double bedroom and a bathroom. The development has an on site House Manager and Care Line, facilities include a residents lounge, laundry room, communal gardens and residents parking. Viewing advised. No Onward Chain.

Entrance hall

Security entry phone system with entrance door, further door leading to:

Hallway

Textured ceiling, double cupboard and single cupboard, intercom phone, wood effect flooring.

Lounge

'17'1 x 10'3' (5.21m x 3.12m')

Upvc double glazed patio doors to rear garden, coving to textured ceiling, electric heater. carpeted. Arch to:

Kitchen

8'6' x 6'2 (2.59m' x 1.88m)

A range of eye and base level units with work surface over, inset sink and drainer unit. integrated oven, hob with extractor over, space and plumbing for other appliances, textured ceiling, part tiled walls, wood effect flooring.

Bedroom

13'7 x 9'1 (4.14m x 2.77m)

Upvc double glazed window to rear aspect, built in wardrobe, electric heater, carpeted, textured ceiling.

Shower Room

Three piece suite comprising double walk in shower, WC, vanity unit wash hand basin, heated towel rail, textured ceiling, tiled walls laminated flooring.

Communal areas

Large communal garden mainly laid to lawn with patio seating area, communal laundry room, communal lounge, communal parking, guest room.

Additional Information

Tenure: Leasehold

Lease Length: 94 Years remaining

Service Charges: £3,482.17 Per year

Ground Rent: £0

Council: Rochford District Council

Tax Band:B

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.

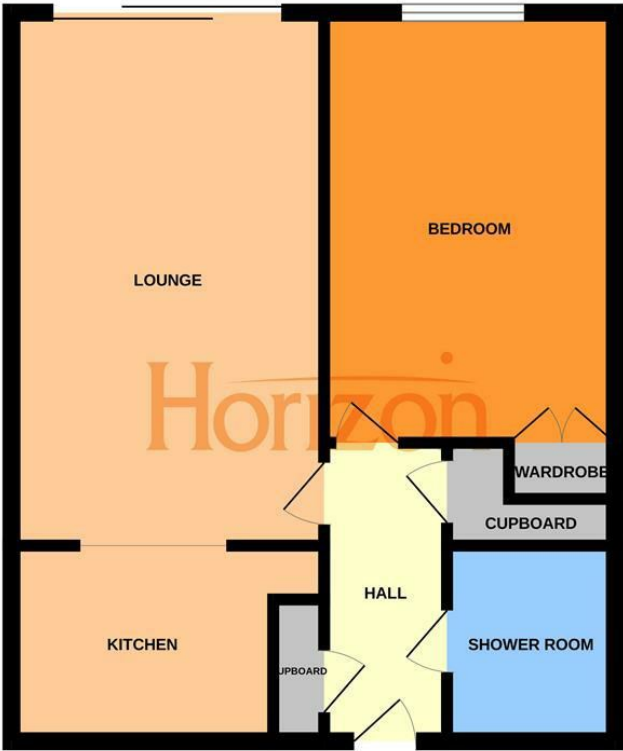
Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.



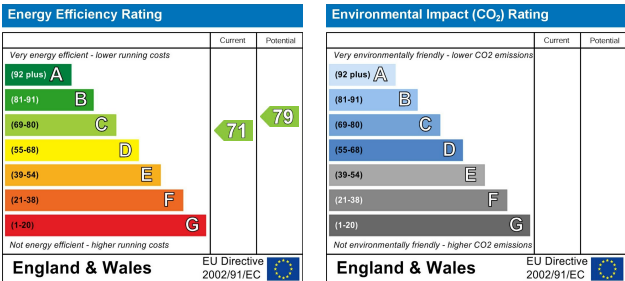
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GROUND FLOOR



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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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.