

# 01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## High Street, Great Wakering, SS3 0HY £150,000

\*\*\*REDUCED FOR A QUICK SALE TO £150,000\*\*\*

Horizon Estate Agents are delighted to offer to market this bright and immaculately presented, one double bedroom ground floor retirement apartment, situated in the sought after 'The Mallards' development. The property comprises of a double bedroom with fitted wardrobes, a wet room, an 18'0 x 9'0 lounge/diner and a fitted kitchen. Further benefits include an allocated parking space, communal gardens and access to communal facilities. Located within close proximity to local bus links, local shops and local pubs. Internal viewing is essential.

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rightmove

onTheMarket.com

### **Communal Entrance**

A communal glazed entrance door with entry phone panel adjacent leads into the communal hallway, private entry door leading to:

### **Hallway**

Intercom system, storage cupboard, power points, emergency pull cord, wood effect flooring, textured ceiling.

### **Wet Room**

Three piece suite comprising of a wet room style shower, pedestal wash hand basin, close coupled W.C, heated towel rail, emergency pull cord, tiled walls, textured ceiling.

### **Bedroom**

14'11 x 8'1 (4.55m x 2.46m)

UPVC double glazed window to front aspect, fitted wardrobes, airing cupboard, power points, emergency pull cord, wood effect flooring, textured ceiling.

### **Lounge/Diner**

18'0 x 9'0 (5.49m x 2.74m)

UPVC double glazed window to front aspect, electric feature fireplace, power points, emergency pull cord, wood effect flooring, coved textured ceiling.

### **Kitchen**

7'1 x 5'1 (2.16m x 1.55m)

Range of eye and base level units with work surfaces over, four ring electric hob with extractor hood over, integrated oven, inset stainless steel sink drainer unit with mixer tap, fridge, freezer, power points, wood effect flooring, textured ceiling.

### **Communal Gardens**

Landscaped communal gardens laid to lawn with flower bed borders.

### **Parking**

Allocated parking space for 1 car in communal car park.

### **Facilities**

Guest suite, residents' lounge and kitchen, a laundry room, a hair salon, enclosed bin storage, designated drying areas.

### **Additional Information**

Tenure: Leasehold

Lease Length: 88 Years Remaining

Service Charge: Approx £3000 p/a

Ground Rent: £50 every 6 months

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.

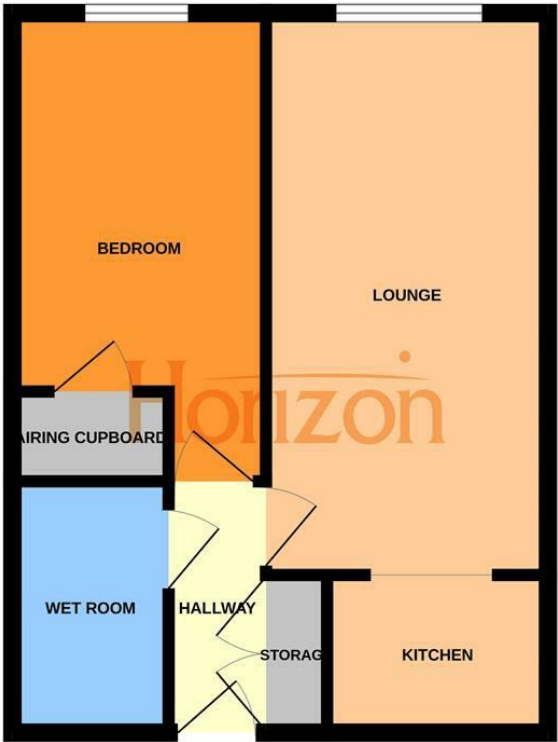
Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.



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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                    |         | Environmental Impact (CO <sub>2</sub> ) 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 |

Energy Efficiency Rating: Current 68, Potential 76

Environmental Impact (CO<sub>2</sub>) Rating: Current D, Potential C

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.