

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Steeple Close, Rochford, SS4 1TX

£170,000

Horizon Estate Agents are pleased to offer this One double bedroom second floor apartment located on the popular Matchbox estate. The property is therefore conveniently situated to Rochford village, mainline railway station with shops and bus routes nearby. Features include a white high gloss kitchen, bathroom/WC and UPVC double glazing. No Onward Chain.

sales@horizonestates.co.uk
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Main Entrance

Communal door with security entry phone system, stairs to apartment

Entrance Hall

Textured ceiling with loft hatch, security entry phone, power points, door to:-

Lounge

17'4 x 10'2 (5.28m x 3.10m)

Double glazed windows to front and rear aspects, textured ceiling, power points, serving hatch and doorway to:-

Kitchen

10'6 x 8'2 (3.20m x 2.49m)

Comprising a range of fitted 'High gloss' eye and base level units with work surfaces over, inset one and a half bowl single drainer sink unit, part tiled walls, space for appliances, fitted electric oven with four ring electric hob over, built in double storage cupboard, double glazed window to side aspect, extractor fan, power points.

Bedroom

13'3 x 9'6 max (4.04m x 2.90m max)

Double glazed window to front aspect, textured ceiling, power points.

Bathroom

Three piece white bathroom suite comprising of panelled bath with electric shower over, fitted shower screen, enclosed cistern W.C, vanity wash hand basin with cupboard under, obscure double glazed window to rear aspect, part tiled walls, textured ceiling.

Exterior

The property benefits from communal parking and gardens

Additional Information

Tenure: Leasehold

Lease Length: Will be extended on completion

Service Charge: £131.28 pcm

Ground Rent: £180 p/a

Council: Rochford District Council

Tax Band: B

Agents Notes

You must supply us with the following information before we can run reference checks on you. We require this information from all parties that are contributing to the rent. If a Guarantor is required, we also need this information.

Information we require - ID (Passport and driving licence) - Most recent P60 - Last 3 months Bank statements (your last year's accounts if self-employed) - A copy of your credit report. (This can be obtained by Equifax, Experian)



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GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 485 sq.ft. (45.1 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	
Current	Potential
Very energy efficient - lower running costs	
(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	
67	77
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
49	60
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.

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