

# 01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Elizabeth House, Rochford, SS4 1FR Offers In Excess Of £195,000

Horizon Estate Agents are pleased to bring to market this immaculately presented one bedroom first floor, purpose built apartment. This property has the advantage of a fitted 'high gloss' kitchen with integrated appliances, a modern fitted bathroom suite and a large double bedroom with fitted wardrobes. Further benefits include allocated off-street parking for 1 car, visitors parking and a communal rear garden. The property is located with walking distance of Rochford mainline railway station and Rochford square. Internal viewing is essential.

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### **Communal Hallway**

Carpeted, wall mounted letter box and double glazed window to front, stairs to first floor, Hardwood entrance door to:

### **Hallway**

Storage cupboard, phone for intercom system, radiator, power points, wood effect flooring, smooth plastered ceiling.

### **Lounge/Diner**

14'6 x 11'6 (4.42m x 3.51m)

UPVC double glazed window to front aspect, radiator, power points, wood effect flooring, smooth plastered ceiling.

### **Kitchen**

9'2 x 5'10 (2.79m x 1.78m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit with mixer tap, four ring gas hob with extractor hood over, integrated oven, integrated fridge freezer, UPVC double glazed window to side aspect, power points, wood effect flooring, smooth plastered ceiling.

### **Bedroom**

14'5 x 10'0 (4.39m x 3.05m)

UPVC double glazed window to side aspect, fitted wardrobes, radiator, power points, carpeted, smooth plastered ceiling.

### **Bathroom**

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

### **Communal Garden**

Mainly laid to lawn, fenced to boundaries.

### **Parking**

One allocated car parking space, visitors parking.

### **Additional Information**

Tenure: Leasehold

Lease Length: 112 Years

Service Charges: £224 per quarter

Ground Rent: £250 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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**TOTAL APPROX. FLOOR AREA 471 SQ.FT. (43.8 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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			
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	
(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.

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