

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Locks Hill, Rochford, SS4 1FR £210,000

Horizon Estate Agents are pleased to offer to market this spacious, well presented presented two bedroom ground floor, purpose built apartment. This property benefits from a fitted 'high gloss' kitchen, a fitted shower room suite and two good-sized bedrooms. 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. Offered with NO ONWARD CHAIN. Internal viewing is essential.

sales@horizonestates.co.uk
horizonestates.co.uk



rightmove

onTheMarket.com

Communal Entrance

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

Hallway

Intercom phone for entry system, radiator, power points, 2x storage cupboard, carpeted, smooth plastered ceiling.

Bedroom

11'8 x 10'10 (3.56m x 3.30m)

UPVC double glazed window to rear aspect, radiator, power points, carpeted, smooth plastered ceiling.

Shower Room

Three piece suite comprising of a double shower unit, vanity wash hand basin, low level W.C, obscured UPVC double glazed window to rear aspect, heated towel rail, tiled flooring, partly tiled walls, smooth plastered ceiling.

Bedroom

10'10 x 10'8 max (3.30m x 3.25m max)

UPVC double glazed window to side and rear aspects, radiator, power points, carpeted, smooth plastered ceiling.

Lounge/Diner

16'5 x 9'7 (5.00m x 2.92m)

UPVC double glazed windows to front and side aspects, radiator, power points, carpeted, smooth plastered ceiling.

Kitchen

9'8 x 6'4 (2.95m x 1.93m)

Range of eye and base level units with work surfaces over, integrated fridge freezer, integrated oven, integrated 4 ring gas hob with extractor hood over, stainless steel sink drainer unit, integrated washing machine, power points, laminate flooring, 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: 113 Years Remaining

Service Charges: £1305 p/a

Ground Rent: £325 p/a

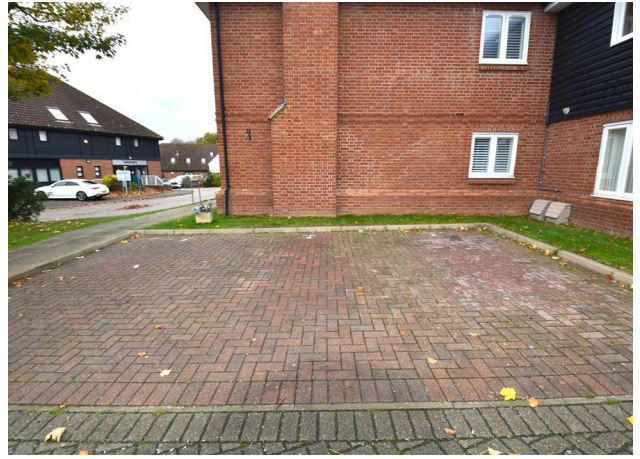
Council: Rochford District Council

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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Energy Efficiency Rating		Environmental Impact (CO ₂) 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

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.