

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Sandon Close, Rochford, SS4 1TT £825 Per Month

Horizon Estates Agents are pleased to bring to the rental market this ground floor 1 bedroom flat conveniently located within the matchbox estate, The property comprises of a modern fitted kitchen, lounge with a separate bedroom and three piece bathroom. The property has communal parking and is positioned close to the station and local transport as well as local shops. Available late October.

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



rightmove

[onTheMarket.com](https://www.onthemarket.com)

Communal Entrance

Secure intercom double glazed communal entrance door, communal hallway leading to the front door of the property.

Entrance Hall

Built in storage cupboard, opening to lounge

Lounge

15'4 x 6'8 (4.67m x 2.03m)

Double glazed window to side aspect, electric storage heater, power points, wooden flooring, smooth plastered ceiling.

Bedroom

Double glazed window to side aspect, electric storage heater, power points, wooden flooring, smooth plastered ceiling

Kitchen

Double glazed window to side aspect, power points, stainless steel drainer sink, eye and base level units, fridge freezer, 4 ring electric hob and oven, overhead extractor fan, storage cupboard.

Bathroom

Low level WC, wash hand basin, panelled bath with shower

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 license) - Most recent P60 - Last 3 months Bank statements (your last years accounts if self-employed) - A copy of your credit report. (This can be obtained by Equifax, Experian)

Once all of the above has been received we will then email you our referencing form, which must be completed and returned to us before any referencing can be commenced. Please be aware that the property will remain on the market until we have all the above information and you have passed referencing. Once we receive your holding deposit of £100, the property will be withdrawn from the market. You will be offered insurance, which you have no obligation to take. If you decide to take insurance the amount of commission we will receive will depends on the size of the policy/policies taken.

Additional information

Tenancy Length: 6 months initially

Rent: £825 Per calendar month

Deposit: £951.92

Council: Rochford District Council

Tax Band: A



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GROUND FLOOR



35 BULWARK ROAD

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.
Made with Metreplan C2023.

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
					

Current: 66

Potential: 80

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.