

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Coachman Court, Rochford, SS4 1FF £100,000

Horizon Estate Agents are delighted to bring to market this spacious two bedroom second floor retirement apartment situated within the popular Coachman Court development. The property comprises of two double bedrooms, a good-sized lounge, a fitted kitchen and a wet room style bathroom. The property benefits from facing the rear of Coachman Court.

This development boasts many facilities which include a residents lounge, function room, restaurant with waitress service, video entry system. Positioned within close proximity of shops, bus links and mainline railway station.. Internal viewing is essential.

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rightmove

onTheMarket.com

Entrance

Via communal security doors and telephone entry system.

Entrance Hall

Coving to smooth plastered ceiling with loft access, emergency pull cord, storage heater, wood affect flooring, storage cupboard housing electric meters, fuses and hot water tank,

Lounge / Diner

21'0" x 10'8" (6.40 x 3.25)

Coving to smooth plastered ceiling, double glazed window to font aspect, storage heater and a electric feature fireplace, carpeted, emergency pull cord and doors off to:

Kitchen

10'0" max x 7'7" (3.05 max x 2.31)

Coving to smooth plastered ceiling double glazed window to front aspect, a range of eye and base level units with integrated fridge and freezer, built in oven and grill, electric four ring hob with extractor hood above, single drainer with single bowl stainless steel sink unit with mixer taps, wall mounted electric small heater, vinyl flooring,

Wet Room

Coving to smooth plaster ceiling, four piece suite comprising a panelled bath, pedestal wash hand basin with cupboard under, low flush WC, shower wet area with fitted shower, part tiled walls, wall mounted electric heater, extractor fan,

Bedroom One

15'0" x 10'1" (4.57 x 3.07)

Coving to smooth plaster ceiling. double glazed window to the front aspect, telephone point, storage heater, built in double wardrobe with shelving and hanging space, emergency pull cord, carpeted

Bedroom Two

15'3" x 9'4" (4.65 x 2.84)

Coving to smooth plaster ceiling. double glazed window to the front aspect, wall mounted electric heater, emergency pull chord, wood affect flooring

Communal Facilities

Residents lounge, Restaurant with waitress service, Laundry room, Security door entry, Function suite, Guest Suite and Communal refuse area.

Exterior

Communal gardens and parking

Additional Information

Tenure: Leasehold

Service Charge: TBC

Ground Rent: TBC

Council: Rochford District Council

Tax Band: D

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 744 SQ.FT. (69.1 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 ₂) Rating	
	Potential		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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

	Current	Potential
	82	84

	Current	Potential
	71	74

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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