

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon
your local property experts



Rocheforte House, Rochford, SS4 1PW
£195,000

Horizon Estate Agents are delighted to offer to the sales market this spacious, two bedroom, second floor purpose built apartment. The property comprises of two good-sized bedrooms, a bathroom and an open plan lounge/kitchen/diner. Located within walking distance to Rochford Railway Station & Rochford Square. Internal viewing is essential. No Onward Chain.

sales@horizonestates.co.uk
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Entrance

Security entry door with stairs rising to:

Communal hallway

Hardwood entrance door leading to:

Entrance hall

Carpeted, built in storage cupboard, carpeted, coved and smooth plastered ceiling, doors off:

Bedroom one

14'8" plus wardrobes x 10'5" into bay (4.47 plus wardrobes x 3.18 into bay)

Double glazed windows to side and rear aspect, wall mounted heater, carpeted, built in wardrobes, coved and smooth plastered ceiling.

Bedroom two

13'3" x 8'0" (4.04 x 2.44)

Double glazed windows to rear aspect, wall mounted heater, carpeted, coved and smooth plastered ceiling.

Bathroom

Modern white suite comprising panelled bath with thermostatic shower over, close coupled WC, pedestal wash hand basin, chrome heated towel rail, smooth plastered ceiling.

Lounge

12'7" into door recess x 18'4" max (3.84 into door recess x 5.59 max)

Double glazed windows to side and rear aspect, wall mounted heater, carpeted, coved and smooth plastered ceiling, opening onto:

Kitchen

6'4" x 5'11" (1.93 x 1.80)

Fitted kitchen comprising base and eye level units with roll edge working surfaces over, inset stainless steel sink and drainer, inset four ring hob with oven below and extractor over, integrated fridge/freezer, vinyl flooring, smooth plastered ceiling.

Exterior

Allocated parking for one vehicles.

Additional Information

Tenure: Leasehold

Lease Length: 133 Years.

Service Charge: £2,194.12

Ground Rent: £466.30

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.

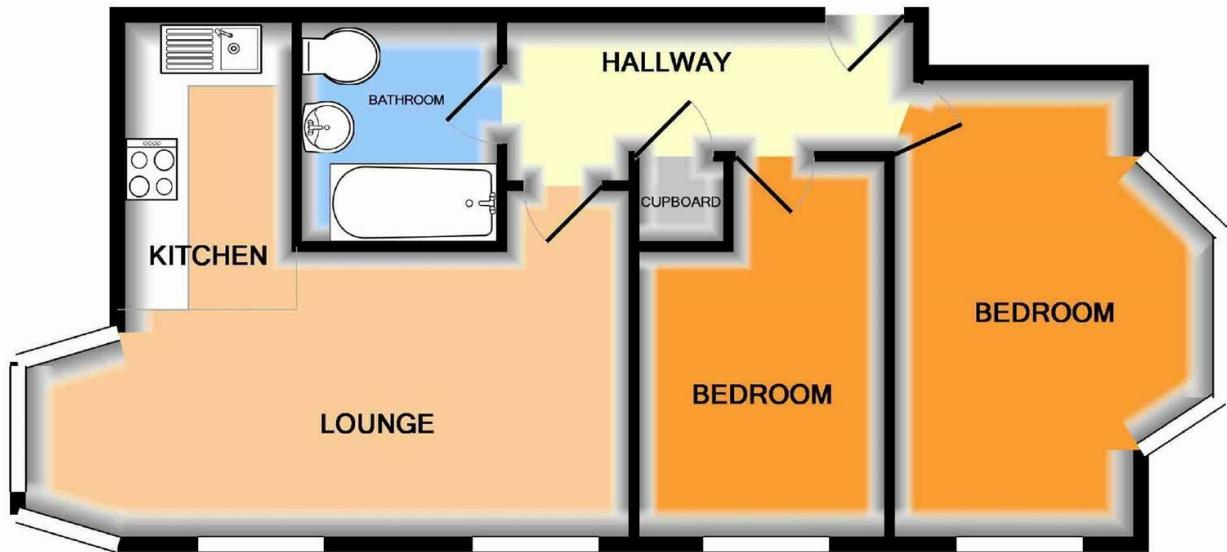


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TOTAL APPROX. FLOOR AREA 554 SQ.FT. (51.5 SQ.M.)

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 | |
|--|---|---|-----------|
| | | 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 | | Not environmentally friendly - higher CO ₂ 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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