

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Ashingdon Road, Rochford, SS4 1QZ £165,000

Horizon Estate Agents are pleased to offer to market this purpose built two bedroom first floor, non warden assisted retirement apartment, designed for the over 55's. The property has the advantage of a fitted kitchen with integrated appliances, en suite to bedroom one, lift to all floors and security video entry system. Situated close to local shops, bus stops and railway station. Offered with No Onward Chain. Internal viewing is essential.

Entrance

Security entrance door with lift/stairs to first floor. Own entrance door to;

Entrance hall

Built in airing cupboard, coving to smooth plastered ceiling, wall mounted heater, carpeted, doors off:

Bedroom one

13'1" x 11'3" (3.99m x 3.43m)

Two Upvc double glazed windows to side aspect, coving to smooth plastered ceiling, fitted wardrobe, storage heater, power points carpeted, door off to:

En suite

Modern suite comprising enclosed shower cubicle, pedestal wash hand basin, close coupled WC, tiled walls, extractor fan, Kardean flooring.

Bedroom two

12'8" x 7'3" (3.86m x 2.21m)

Two upvc double glazed windows to side aspect, coving to smooth plastered ceiling, storage heater, carpeted, power points,

Bathroom

White bathroom suite comprising panelled bath with telephone style mixer taps, close coupled WC, pedestal wash hand basin, tiled walls, Kardean flooring, smooth plastered ceiling, heated towel rail, extractor fan.

Lounge

13'10" into bay x 12'11" (4.22m into bay x 3.94m)

Two upvc double glazed windows to front aspect two upvc double glazed windows to side aspect, coved and smooth plastered ceiling, storage heater, carpeted, power points, opening onto:

Kitchen

11'1" x 5'11" (3.38m x 1.80m)

Double glazed window to front aspect, fitted kitchen comprising base and eye level units with laminated working surfaces over, inset stainless steel sink and drainer, integrated four ring hob with oven and grill below, integrated washing machine and fridge freezer, part tiled walls, Kardean flooring, extractor hood.

Additional Information

Tenure: Leasehold

Lease Length: 78 years

Service Charges & Ground Rent: £155.66 pcm

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.



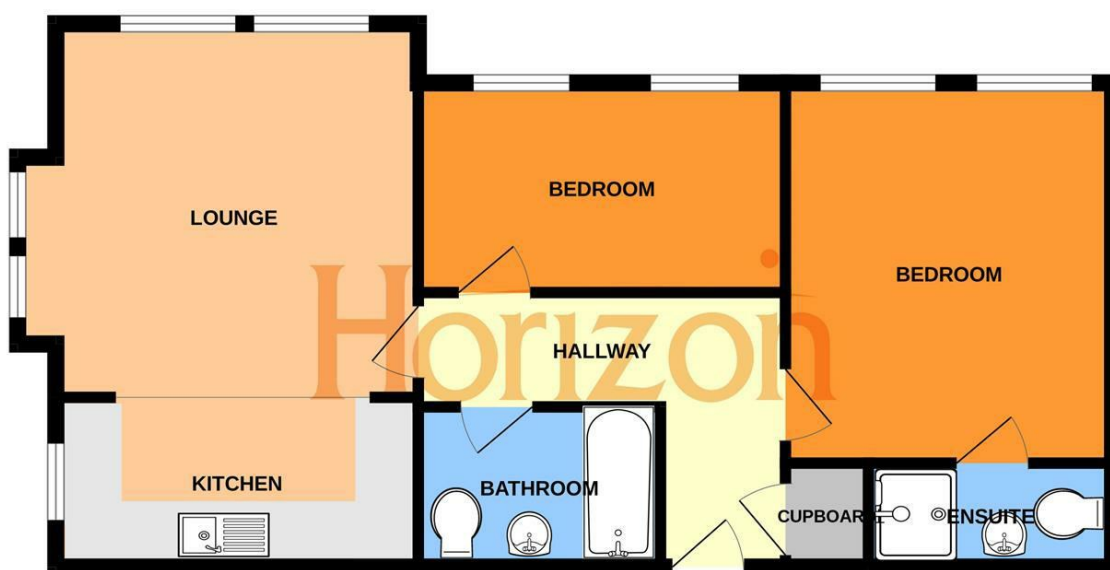
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FIRST FLOOR
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.4 sq.m.) approx.
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.

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