01702 411 000
42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon
your local property experts

Ashingdon Road, Rochford, SS4 1FF
Offers In Excess Of £50,000

Horizon Estates are delighted to offer to the market this one bedroom second floor retirement apartment situated within the popular Coachman Court development. This development boasts many facilities which include a residents lounge, function room, a restaurant with waitress service and a 24 hour house manager, Positioned within close proximity of shops, bus links and mainline railway station. No onward chain. Internal viewing essential.

sales@horizonestates.co.uk
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Entrance
Security entrance door to communal hall, lifts rising to second floor, own door to:-

Hallway
Access to loft, coving to smooth plastered ceiling, walk in storage cupboard with fitted shelving, water tank fuse box and electric meter, doors off to all rooms:-

Lounge
20'4' x 10'7' (6.20m' x 3.23m')
UPVC double glazed window to front, fitted carpet, storage heater. Television point, telephone point, emergency pull cord. Two ceiling light points, painted wooden fire surround, painted wooden lipped skirting. Smooth plaster walls, coving to smooth plaster ceiling, obscure glazed folding door to:

Kitchen
9'4' x 7'6' (2.84m' x 2.29m')
UPVC double glazed window to front. Inset into work surface, single drainer single bowl stainless steel sink unit with mixer tap over. Range of beech effect base and eye level units. Built in electric oven, inset four ring Halogen hob with extractor hood over. Integrated fridge, granite effect roll edge work top surfaces, ceramic tiling to all working surface areas. Vinyl flooring, strip light, coving to smooth plaster ceiling.

Double Bedroom
13'5' x 10'1' (4.09m' x 3.07m')
UPVC double glazed window to front. Storage heater, built in double wardrobe cupboard with hanging space and shelf. Fitted carpet. Emergency pull cord, smooth plaster walls, coving to smooth plaster ceiling.

Bathroom/Wet room
Comprising panelled bath with hand rail above, vanity wash hand basin with cupboard under, built in shower with fitted shower rail and curtain, close coupled flush w.c, part tiled walls, coving to ceiling.

Outside
Communal garden and parking areas.

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

Additional Information
Council: Rochford District Council
Tax Band: C
Tenure: Leasehold
Lease Length: 105 Years
Service Charge: £745.89 pcm
Ground Rent: £405 p/a

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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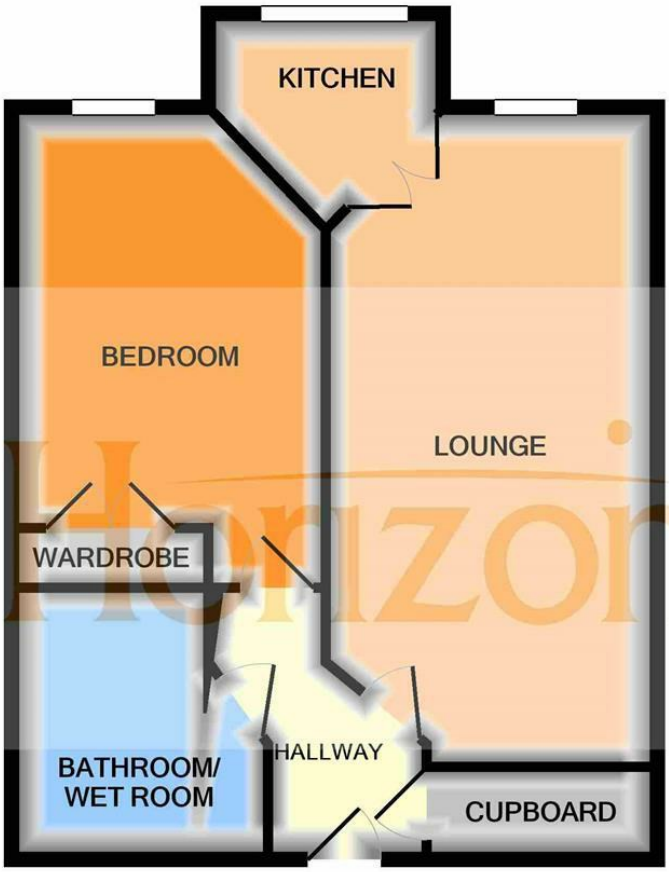

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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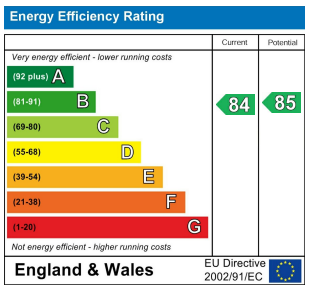

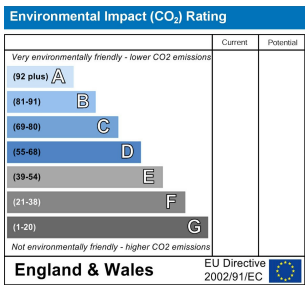

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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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