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

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Ashingdon Road, Rochford, SS4 1QZ
£170,000

Horizon Estate Agents are delighted to offer to the market this well-maintained, two-bedroom, ground floor aged restricted apartment, available exclusively to residents aged 55 and over with COMBINED SERVICE CHARGE AND GROUND RENT OF APPROXIMATELY £157.19 PCM!
The property comprises two well-proportioned double bedrooms, a bathroom, a bright lounge/diner, and a modern fitted kitchen with integrated appliances.
Further benefits include UPVC double-glazed windows throughout, ground floor accommodation, and a convenient position adjacent to the communal entrance, providing easy access to the property.
The apartment is offered for sale with NO ONWARD CHAIN. Located within walking distance to Rochford Railway Station, bus links and local shops. Internal viewing is essential.

sales@horizonestates.co.uk
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Communal Entrance
Security entrance door with intercom entry system. Own entrance door to;

Hallway
Storage heater, airing cupboard, power points, carpeted, coved smooth plastered ceiling.

Bedroom One
11'1 x 8'10 (3.38m x 2.69m)
UPVC double glazed window to front aspect, electric heater, power points, wood effect flooring, coved smooth plastered ceiling.

Bathroom
Three piece suite comprising of a panelled bath with shower attachment, vanity wash hand basin, close coupled W.C, electric heated towel rail, tiled walls, vinyl flooring, smooth plastered ceiling.

Bedroom Two
13'5 max x 8'8 (4.09m max x 2.64m)
UPVC double glazed window to rear aspect, electric heater, power points, carpeted, coved smooth plastered ceiling.

Lounge
11'5 x 9'2 (3.48m x 2.79m)
UPVC double glazed windows to side and rear aspects, storage heater, power points, carpeted, coved smooth plastered ceiling.

Kitchen
8'3 x 6'6 (2.51m x 1.98m)
Range of eye and base level units with work surfaces over, stainless steel sink drainer unit with mixer tap, integrated oven, four ring electric hob with extractor hood over, integrated fridge freezer, integrated washing machine, UPVC double glazed window to side aspect, power points, vinyl flooring, coved smooth plastered ceiling.

Additional Information
Tenure: Leasehold
Lease Length: 78 years
Service Charges & Ground Rent: £157.19 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.















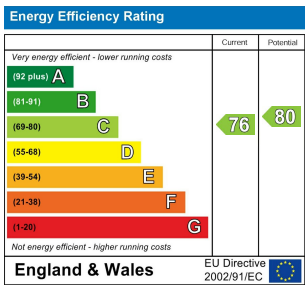


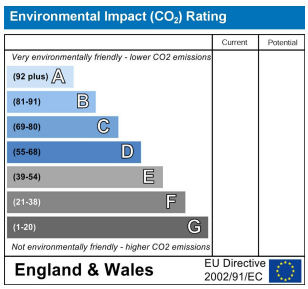
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GROUND FLOOR







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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