

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



York Road, Rochford, SS4 3FP
£200,000

Horizon Estate Agents are delighted to offer to market this immaculately presented, first floor one bedroom purpose-built apartment, situated in a sought after location. The property comprises of a large 18'8 x 15'1 bedroom, a modern bathroom suite and a 18'0 x 16'0 open plan lounge/diner/kitchen. Further benefits include a balcony providing outdoor seating space, an allocated parking space for one car and a long lease of 119 years. Located within walking distance to local shops, pubs and bus links. Offered with NO ONWARD CHAIN. Internal viewing is essential.

sales@horizonstates.co.uk
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Communal Entrance

Secure entry door with intercom system, stairs to first floor, private door leading to:

Hallway

Intercom phone for communal entrance, loft hatch, power points, carpeted, smooth plastered ceiling.

Bedroom

18'8 x 15'1 (5.69m x 4.60m)

UPVC double glazed windows to side and rear aspects, radiator, power points, wardrobes, carpeted, smooth plastered ceiling.

Bathroom

Three piece suite comprising of a panelled bath with rainfall shower over, vanity wash hand basin, low level W.C, heated towel rail, obscured UPVC double glazed window to side aspect, partly tiled walls, vinyl flooring, smooth plastered ceiling.

Open Plan Lounge/Diner/Kitchen

18'0 x 16'0 (5.49m x 4.88m)

Kitchen - a range of eye and base level units with work surfaces over, stainless steel sink drainer unit, four ring induction hob with extractor hood over, integrated oven, space for fridge freezer, space and plumbing for washing machine, UPVC double glazed window to side aspect, power points, vinyl flooring, smooth plastered ceiling.

Lounge/Diner - UPVC double glazed French Doors to balcony, UPVC double glazed windows to front aspect, storage cupboard with space for a tumble dryer, radiators, power points, carpeted, smooth plastered ceiling.

Balcony

To front aspect with space for seating area.

Parking

Allocated space for 1 vehicle, guest parking to front.

Additional Information

Tenure: Leasehold

Lease Length: 119 Years

Service Charge: £725 half yearly

Ground Rent: £250 p/a

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.



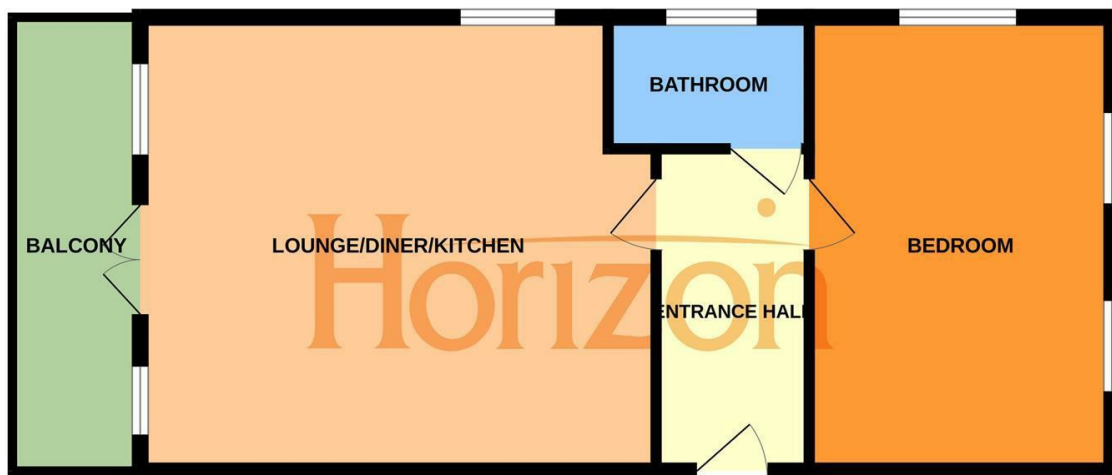
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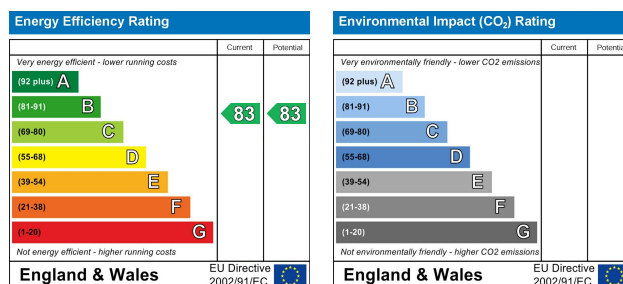
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GROUND FLOOR



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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