

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Coachman Court, Rochford, SS4 1FF £1,450 Per Calendar Month

Horizon Estate Agents are delighted to bring to market this spacious one bedroom second floor retirement apartment situated within the popular Coachman Court development. The property comprises of one double bedroom, a good-sized lounge, a fitted kitchen and a wet room style bathroom. The property benefits from facing the rear of Coachman Court.

This development boasts many facilities which include a residents lounge, function room, restaurant with waitress service, video entry system. Positioned within close proximity of shops, bus links and mainline railway station. Internal viewing is essential.

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horizonstates.co.uk



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onTheMarket.com

Entrance

Security entrance door to communal hall, lift and stairs to second floor. Personal door to;

Entrance hall

Carpeted, large storage cupboard, telephone entry system phone, pull cord alarm, power points, coved smooth plastered ceiling.

Lounge

28'5" x 19'6" x 10'8" > 6'6" (8.66 > 5.94 x 3.25 > 1.98)

Two double glazed windows to front aspect, carpeted, storage heaters, electric feature fireplace, power points, coved smooth plastered ceiling.

Kitchen

9'6" x 7'6" (2.90 x 2.29)

Double glazed window to front aspect, range of eye and base level units with work surfaces over, integrated fridge, integrated freezer, integrated oven, integrated four ring electric hob with extractor hood over, stainless steel sink and drainer unit with mixer tap, power points, emergency pull cord, vinyl flooring, coved smooth plastered ceiling.

Bedroom

14'8" x 10'2" (4.47 x 3.10)

Double glazed window to front aspect, built in wardrobes, storage heater, carpeted, power points, coved smooth plastered ceiling.

Wet Room

Four piece suite comprising of a wet room style shower, panelled bath, low level W.C, wash hand basin with vanity unit, emergency pull cord, partly tiled walls, laminate flooring, coved smooth plastered ceiling.

Facilities & Communal Areas

Communal parking, communal gardens, 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

Deposit: £1,673

Rental Amount: £1,450 pcm

Agents Note

You must supply us with the following information, before we can run reference checks on you. We require this information from all parties that are contributing to the rent. If a Guarantor is required, we also need this information.

Information we require - ID (Passport and driving licence) - Most recent P60 - Last 3 months Bank statements (your last years accounts if self-employed) - A copy of your credit report. (This can be obtained by Exquifax, Experian)



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TOTAL APPROX. FLOOR AREA 603 SQ.FT. (56.0 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		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
		84 85			73 74

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.