

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Lesney Gardens, Rochford, SS4 1TY Offers In Excess Of £120,000

Horizon Estate Agents are delighted to offer to market this modern second floor studio apartment, with a long lease of 152 years. The property comprises of a modern fitted kitchen, bathroom and a spacious bedroom and living area. The property also benefits from communal parking. Located within walking distance to Rochford Railway Station, bus links and local shops. Internal viewing is essential.

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horizonestates.co.uk



rightmove

onTheMarket.com

Communal Entrance

Communal door with security entry phone system, stairs to apartment

Hallway

Storage cupboard, loft hatch, carpeted, textured ceiling.

Bathroom

Three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, close coupled W.C, tiled walls, vinyl flooring, textured ceiling.

Lounge

12'1 x 10'4 (3.68m x 3.15m)

UPVC double glazed window to front of aspect, intercom phone for entry system, power points, carpeted, textured ceiling.

Bedroom

9'1 x 6'8 (2.77m x 2.03m)

Fitted wardrobe, power points, carpeted, textured ceiling.

Kitchen

6'9 x 6'8 (2.06m x 2.03m)

Range of eye and base level units with work surfaces over, four ring electric hob with extractor hood over, integrated oven, space for fridge freezer, space and plumbing for washing machine, stainless steel sink drainer unit, UPVC double glazed window to front aspect, power points, laminate flooring, textured ceiling.

Parking

Communal car park.

Additional Information

Tenure: Leasehold

Lease Length: 153 years

Service Charge: £1218.72 p/a

Ground Rent: £0

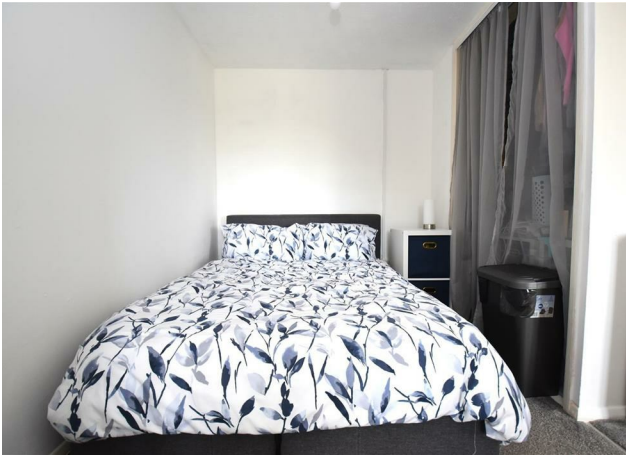
Council: Rochford District Council

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.

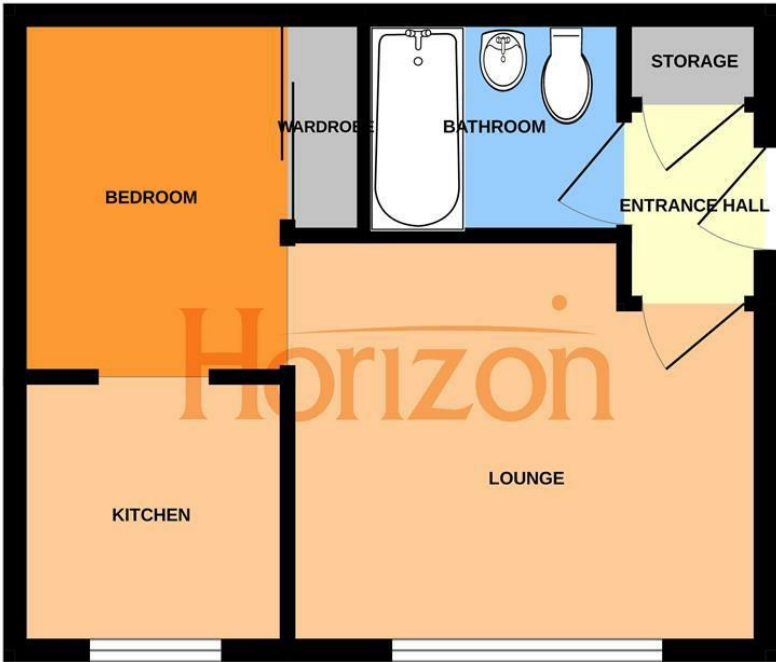
Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.



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SECOND FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA: 299 sq.ft. (27.8 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	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	83
			66
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.