

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

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Anson Chase, Southend-On-Sea, SS3 9RG Offers In Excess Of £150,000

Horizon Estate Agents are pleased to offer to market this recently refurbished, one bedroom ground floor apartment. The property comprises of a double bedroom, a modern recently fitted shower room and a 24'5 x 10'7 open plan kitchen/lounge/diner. Further benefits include UPVC double glazed windows, gas central heating and access to the communal gardens and car park. Located within walking distance to Shoeburyness Park, local shops and transport links. Offered with NO ONWARD CHAIN. Internal viewing is essential.

sales@horizonstates.co.uk
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onTheMarket.com

Communal Entrance

Communal door leading through to communal hallway, obscured double glazed entry door leading to:

Hallway

Storage cupboards, radiator, power points, tile effect flooring, smooth plastered ceiling.

Bedroom

12'10 x 9'4 (3.91m x 2.84m)

UPVC double glazed window to front aspect, radiator, power points, tile effect flooring, smooth plastered ceiling.

Open Plan Kitchen/Lounge/Diner

24'5 x 10'7 (7.44m x 3.23m)

Kitchen - range of eye and base level units with work surfaces over, composite sink drainer unit with mixer tap, 4 ring electric hob with extractor hood over, integrated oven, integrated fridge, integrated freezer, integrated washing machine, UPVC double glazed window to rear aspect, breakfast bar, power points, tile effect flooring, smooth plastered ceiling.

Lounge/Diner - UPVC double glazed windows to front and side aspects, radiator, power points, tile effect flooring, smooth plastered ceiling.

Shower Room

Three piece suite comprising of a shower unit, vanity wash hand basin, close coupled W.C, obscured UPVC double glazed window to rear aspect, radiator, tile walls, tiled flooring, smooth plastered ceiling.

Exterior

Communal gardens laid to lawn. Communal car park to rear, with spaces on a first come first serve basis.

Additional Information

Tenure: Leasehold

Lease Length: 88 Years

Service Charges: £1,100 P/A

Ground Rent: £10 P/A

Council: Southend-On-Sea City Council

Tax Band: 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.



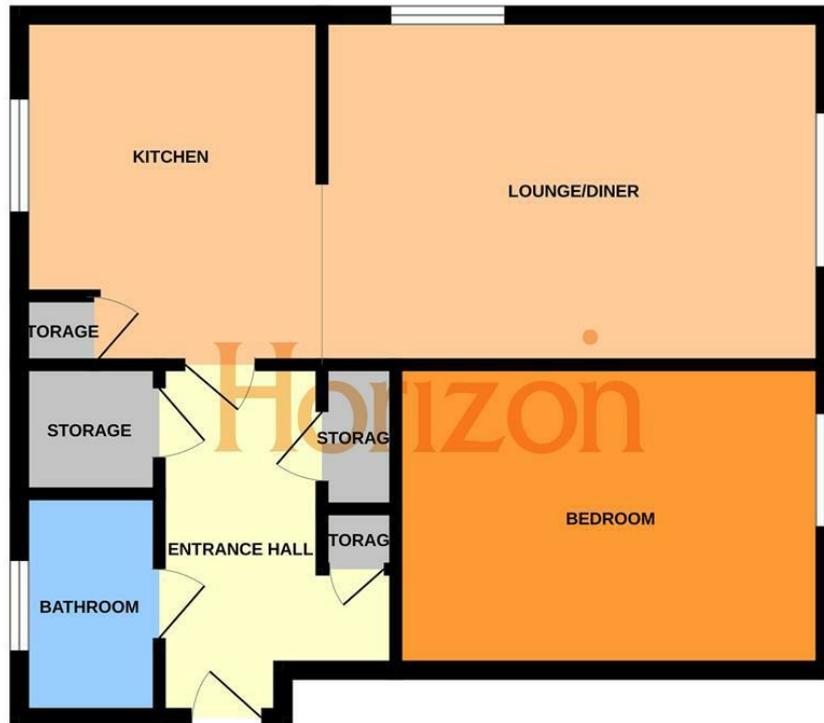
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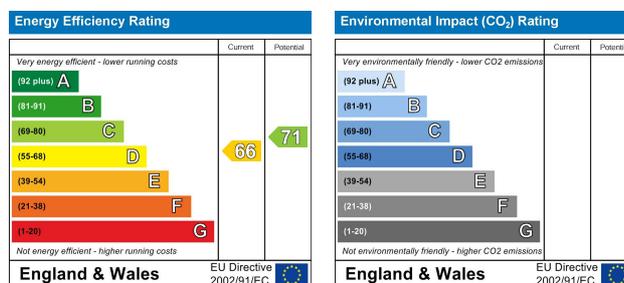
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GROUND FLOOR



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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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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