

# 01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Steeple Close, Rochford, SS4 1TX £915 Per Calendar Month

Horizon Estate Agents are pleased to bring to market this well presented one bedroom ground floor apartment situated on the popular Matchbox development. The property comprises of a double bedroom, 14'1 x 13'1 Lounge/Diner, fitted kitchen and a bathroom. Further benefits include a communal car park and communal gardens. Located within walking distance to local shops and transport links. Internal viewing is essential.

sales@horizonstates.co.uk  
horizonstates.co.uk



### **Entrance**

Hardwood entrance door leading to:

### **Entrance hall**

Vinyl flooring, smooth plastered ceiling

### **Bedroom**

10'5" x 12'5" (3.18m x 3.78m )

UPVC double glazed windows to front aspect, electric heater, power points, carpeted, smooth plastered ceiling.

### **Bathroom**

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

### **Lounge**

14'1" x 13'1" (4.29m x 3.99m )

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

### **Kitchen**

10'8" x 5'7" (3.25m x 1.70m )

Range of eye and base level units with work surfaces over, inset sink drainer unit, integrated oven and hob with extractor hood over, space for fridge freezer, space and plumbing for washing machine, UPVC double glazed window to rear aspect, power points, storage cupboard, vinyl flooring, smooth plastered ceiling.

### **Exterior**

Communal gardens and parking.

### **Additional Information**

Tenancy Length: 6 months initially

Rent: £915 Per calendar month

Deposit: £1,055

Council: Rochford District Council

Tax Band: B

### **Agents Notes**

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 license) - 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 Equifax, Experian)

Once all of the above has been received we will then email you our referencing form, which must be completed and returned to us before any referencing can be commenced. Please be aware that the property will remain on the market until we have all the above information and you have passed referencing. Once we receive your holding deposit of £100, the property will be withdrawn from the market. You will be offered insurance, which you have no obligation to take. If you decide to take insurance the amount of commission we will receive will depends on the size of the policy/policies taken.

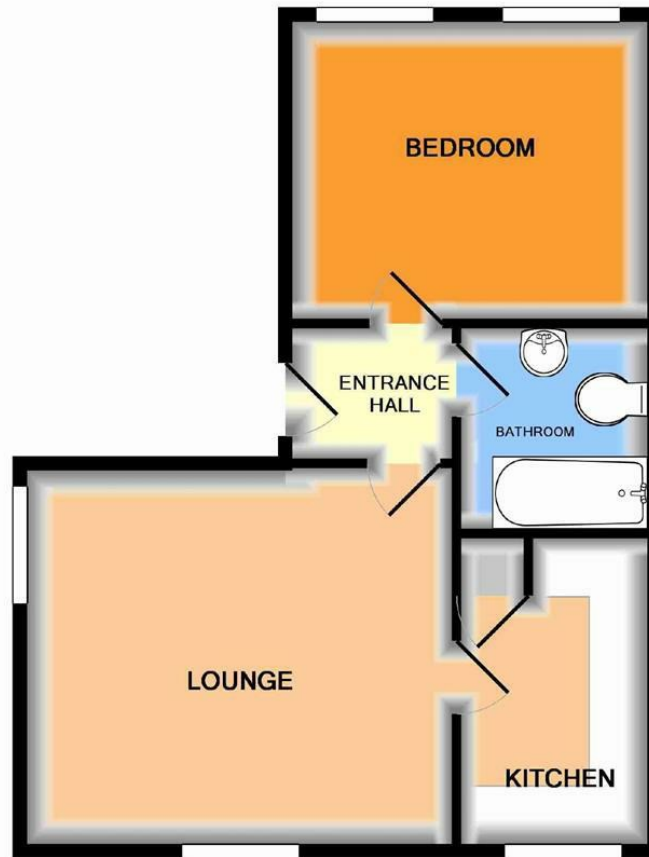


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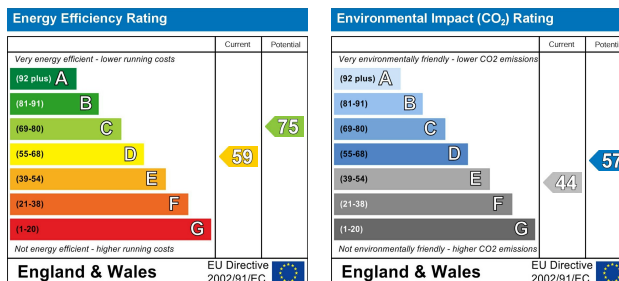
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TOTAL APPROX. FLOOR AREA 469 SQ.FT. (43.6 SQ.M.)

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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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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