

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Coachman Court, Rochford, SS4 1FF

£92,000

Horizon Estates. Situated within the popular Coachman Court development is this one bedroom ground floor retirement apartment. This development boasts many facilities which include a residents lounge, function room, restaurant with waitress service, 24 hour house manager, video entry system. Positioned within close proximity of shops, bus links and mainline railway station.

Communal Entrance

Via security doors and telephone entry system.

Entrance Hall

Coving to smooth plaster ceiling, pull cord alarm system, walk in storage cupboard with fitted shelving, water tank, fuse box and electric meter, doors off to all rooms:-

Bathroom/Wet Room

Comprising panelled bath with inset emergency assistance button, vanity wash hand basin with cupboard under, walk in shower with fitted shower rail and curtain, close coupled flush W.C, part tiled walls, coving to ceiling, pull cord alarm system.

Lounge

20'3" x 10'7" (6.17 x 3.23)

UPVC double glazed door and window to front aspect, storage heater. Television point, Telephone point, emergency pull cord. Coving to smooth plaster ceiling, double opening french doors to:

Kitchen

7'6" x 9'7" max (2.29 x 2.92 max)

UPVC double glazed electronic window to front aspect. Fitted eye and base level units with work surfaces over, inset single drainer sink unit with mixer tap over. Built in electric oven, inset four ring Halogen hob with extractor hood over. Integrated fridge and freezer, part tiled walls. Vinyl flooring, coving to smooth plaster ceiling, pull cord alarm system.

Double Bedroom

14'8" x 10'1" (4.47 x 3.07)

UPVC double glazed window to front aspect. Storage heater, built in double wardrobe. Emergency pull cord, coving to smooth plaster ceiling, pull cord alarm system, Television point, Telephone point, power points.

Communal Areas

Within the communal areas there are a number of facilities which include. Residents lounge, restaurant, guest suite available, laundry room and scooter storage and charging area. Communal garden and parking areas.

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 payslips (your last year's accounts if self-employed) - A copy of your credit report. (This can be obtained by Exquifax, 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 al

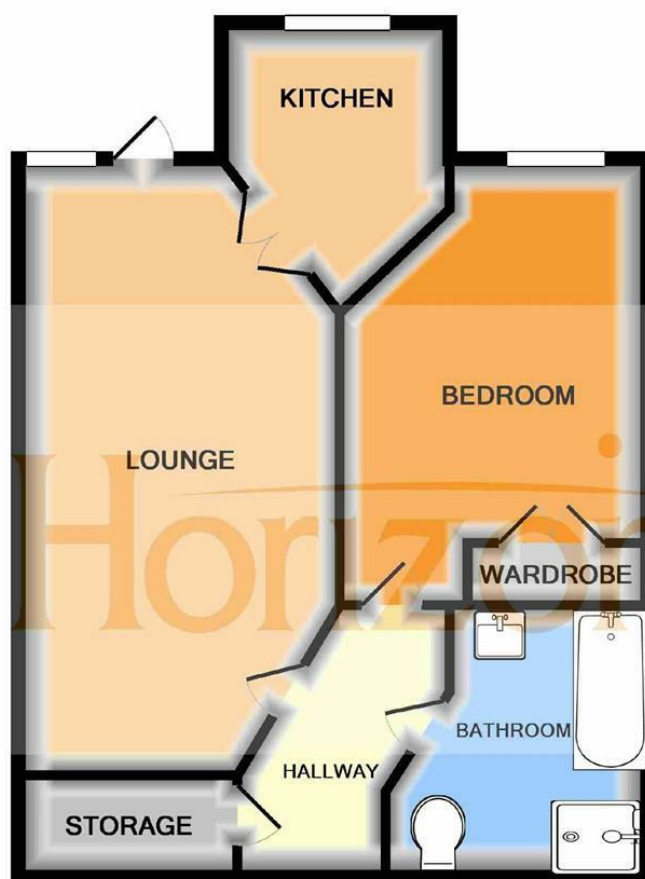


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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
					

Very environmentally friendly - lower CO ₂ emissions					
(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 environmentally friendly - higher CO ₂ emissions					
England & Wales		EU Directive 2002/91/EC	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.

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