01702 411 000
42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon
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Rocheforte House, Rochford, SS4 1PW
£160,000

Horizon Estate Agents are delighted to offer to market this modern, ground floor one bedroom purpose built apartment. The property comprises of a double bedroom with fitted wardrobes, a bathroom suite, a kitchen with integrated appliances and a spacious and bright lounge/diner. The property also benefits from an allocated parking space and a long lease of 132 Years. Located within walking distance to Rochford Railway Station, bus links, local shops and amenities. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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Communal Entrance
Communal entry door with intercom entry system, communal hallway, hardwood door leading to:

Hallway
Intercom phone for entry system, airing cupboard, power points, smooth plastered ceiling, carpeted.

Bathroom
Three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level W.C, electric heated towel rail, wood effect flooring, smooth plastered ceiling.

Bedroom
10'6 x 8'5 (3.20m x 2.57m)
UPVC double glazed window to rear aspect, fitted wardrobes, electric heater, carpeted, coved smooth plastered ceiling.

Kitchen
9'6 x 6'7 (2.90m x 2.01m)
Range of eye and base level units with work surfaces over, four ring electric hob with extractor hood over, integrated fridge freezer, stainless steel sink drainer unit with mixer tap, integrated oven, space and plumbing for washing machine, wood effect flooring, smooth plastered ceiling.

Lounge/Diner
14'4 x 8'4 (4.37m x 2.54m)
UPVC double glazed windows to rear aspect, electric heater, power points, carpeted, coved smooth plastered ceiling.

Parking
Allocated parking space for 1 car.

Additional Information
Tenure: Leasehold
Lease Length: 132 years
Service Charges: £1,640.64 per annum
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.



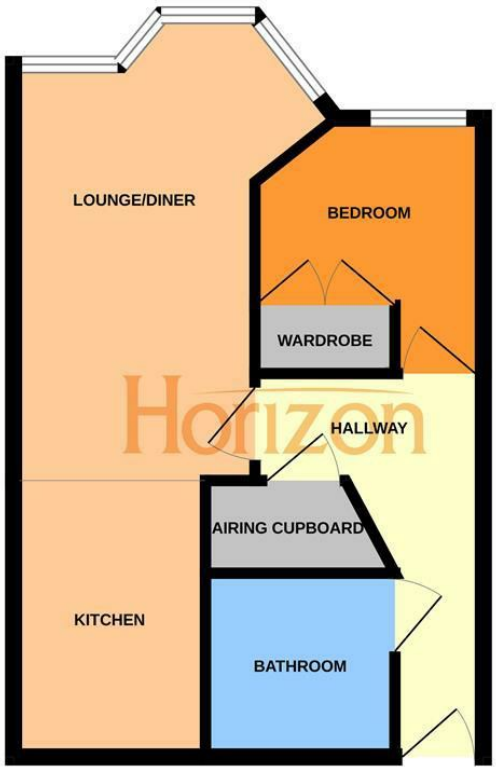




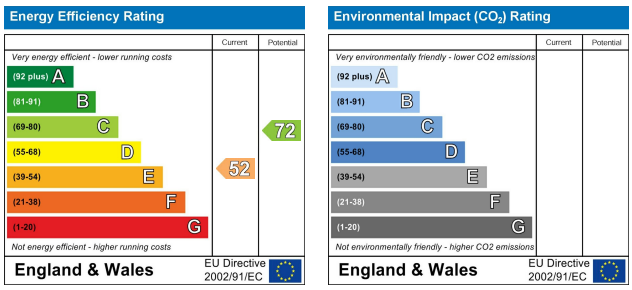
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GROUND FLOOR



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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