

01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Ormond House, Rochford, SS4 1PU £140,000

Horizon Estate Agents are pleased to bring to market this spacious two double bedroom first floor retirement apartment for over 60's, located in the sought after Ormond House development. The property comprises of two double bedrooms one with fitted wardrobes, large dual aspect living room with space for lounge and dining area, a fitted kitchen with fully integrated appliances and a shower room. The development benefits from a 'Careline' emergency pull cord system and house manager, residents lounge, laundry room, communal garden, communal car park and a guest suite. Located within walking distance of Rochford Railway Station, shops and amenities. Internal viewing is essential. No onward chain.

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### **Communal entrance**

Communal entrance door with security entry system with stairs and lift to all floors.

### **Entrance hall**

Coving to smooth plastered ceiling, security entry phone, storage cupboard, storage heater, power points, carpeted.

### **Lounge**

20'7" x 13'5" max (6.27 x 4.09 max)

Three upvc double glazed windows to front and side aspects, coving to smooth plastered ceiling, fan light, storage heater, feature electric fireplace, power points, carpeted, double doors to:

### **Kitchen**

8'2" x 7'1" (2.49 x 2.16)

A range of eye and base level units with working surfaces over, integrated oven, integrated dishwasher, inset stainless steel sink with drainer unit, four ring electric hob with extractor fan over, integrated fridge, integrated freezer, upvc double glazed window to side aspect, part tiled walls, vinyl flooring, coving to smooth plastered ceiling.

### **Bathroom**

Three piece suite comprising walk in shower cubicle, close coupled w.c, vanity unit wash hand basin, tiled walls, heated towel rail, extractor fan, laminated flooring, coving to smooth plastered ceiling.

### **Bedroom one**

14'0" x 8'11" (4.27 x 2.72)

Upvc double glazed window to side aspect, coving to smooth plastered ceiling, storage heater, power points, built in wardrobes, carpeted.

### **Bedroom two**

14'0" x 9'2" (4.27 x 2.79)

Upvc double glazed window to side aspect, coving to smooth plastered ceiling, storage heater, power points, carpeted.

### **Communal areas**

House manager, resident's lounge, resident's laundry room, communal garden area, resident's car park, guest suite available at a nightly charge.

### **Additional Information**

Lease term - 106 Years Remaining

Ground Rent - £495 Per Annum

Service Charge - £6058.76 Per Annum

Council: Rochford District Council

Council Tax - Band C

### **Agents Notes**

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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FIRST FLOOR  
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA: 760 sq.ft. (70.6 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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	83	<b>England &amp; Wales</b>
		87	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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