

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Coachman Court, Rochford, SS4 1FF

£75,000

Horizon Estates are delighted to offer to the market this one bedroom ground floor retirement apartment situated within the popular Coachman Court development. This development boasts many facilities which include a residents lounge, function room, a restaurant with waitress service and a 24 hour house manager, Positioned within close proximity of shops, bus links and mainline railway station. No onward chain. Internal viewing essential.

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horizonestates.co.uk



rightmove

onTheMarket.com

Entrance

Security entrance door to communal hallway with own door leading to;

Entrance hall

Walk in airing cupboard, emergency pull chord, coving to smooth plaster ceiling, power point, doors off to;

Lounge / Diner

24'7" x 10'3" (7.49 x 3.12)

Double glazed patio door and window to front aspect, feature fireplace, coving to smooth plaster ceiling, power points, storage heater, double opening doors leading to;

Kitchen

7'6" x 8'7" irregular shape (2.29 x 2.62 irregular shape)

Comprising a range of fitted eye and base level units with rolled edge work surfaces over, inset stainless steel single bowl, single drainer sink unit with mixer tap, concealed lighting to eye level units, integrated fridge and freezer, fitted oven, four ring electric hob with extractor fan over, part tiled walls, wall mounted electric heater. Electronically operated double glazed window to front aspect, coving to smooth plaster ceiling, emergency pull chord, power points.

Bedroom

15'10" x 9'9" (4.83 x 2.97)

Double glazed window to front and side aspect, built in wardrobes with hanging rail and shelving, storage heater, power point, coving to smooth plaster ceiling.

Wet room

Upvc double glazed window to side aspect, comprising panelled bath with inset emergency push button, vanity wash hand basin with cupboard under, close coupled flush W.C, fitted shower cubicle with fitted shower curtain and curtain rail, part tiled walls, coving to smooth plaster ceiling, wall mounted electric heater, emergency pull chord.

Exterior

Communal gardens and parking area.

Facilities

24 hour on site staffing
Domestic assistance
Residents lounge
Restaurant with waitress service
Laundry room
Security door entry
Function suite

Included in service charge

Includes water rates, buildings insurance, upkeep of communal areas, garden maintenance, One hour per week domestic assistance, on site facilities.

Additional information

Tenure: Leasehold
Lease Length: 105 years
Service Charges: £783.52 pcm
Ground Rent: £405 p/a
Council: Rochford District Council
Tax Band: C

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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TOTAL APPROX. FLOOR AREA 579 SQ.FT. (53.8 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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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

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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