

01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Boleyn House, Rochford, SS4 1PS £200,000

Horizon Estate Agents are delighted to offer for sale this spacious two bedroom first floor purpose built apartment. The property comprises of two double bedrooms, an open plan kitchen/lounge/diner, a modern bathroom suite and modern en-suite. The property further benefits from allocated parking and spacious balcony. Walking Distance to Rochford Railway Station and Local Shops. Internal viewing essential.

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



### **Hallway**

Hard wood entrance door, phone intercom system, coving to smooth plastered ceiling, heater, storage cupboard, power points, luxury vinyl flooring.

### **Lounge/Kitchen**

22'11" x 10'7" (6.99m' x 3.23m)

Lounge - Double glazed doors & windows leading onto balcony facing front of property, vinyl flooring, power points, coving to smooth plastered ceiling.

Kitchen - Comprising of eye and base level units with working surfaces over, electric oven with 4 ring hob with extractor fan over, stainless steel sink unit with drainer, space and plumbing for washing machine, integrated Fridge/Freezer, coving to smooth plastered ceiling with spotlights, luxury vinyl, flooring.

### **Bedroom One**

16'4" x 8'1" (4.98m' x 2.46m' )

Coving to smooth plastered ceiling, storage heater, power points, luxury vinyl flooring, Double glazed window and door leading onto balcony.

### **En-Suite**

Three piece suite comprising a pedestal wash hand basin, walk in shower, low level W.C, heated towel rail, part tiled walls, laminated flooring

### **Bedroom Two**

12'9" x 8'1" (3.89m' x 2.46m )

Double glazed window to front aspect, coving to smooth plastered ceiling, power points, storage heater, carpeted.

### **Bathroom**

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin, close coupled W.C, heated towel rail, vinyl flooring, smooth plastered ceiling.

### **Balcony**

paving slabs and railings.

### **Additional Information**

Tenure: Leasehold

Lease Length: 132 Years Remaining

Service Charge; £2550.08 p/a

Ground Rent: £466.30 p/a

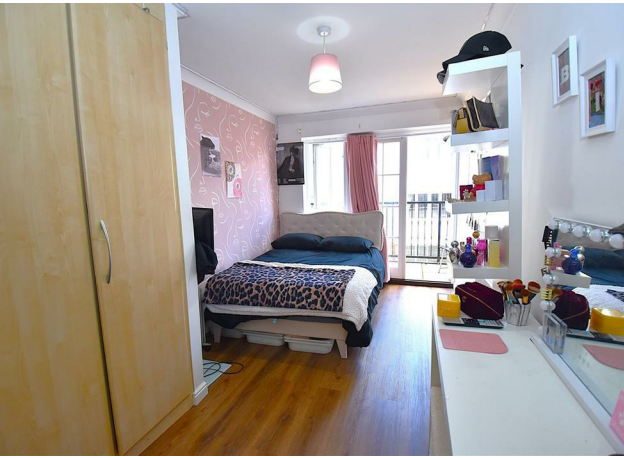
Council: Rochford District Council

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.



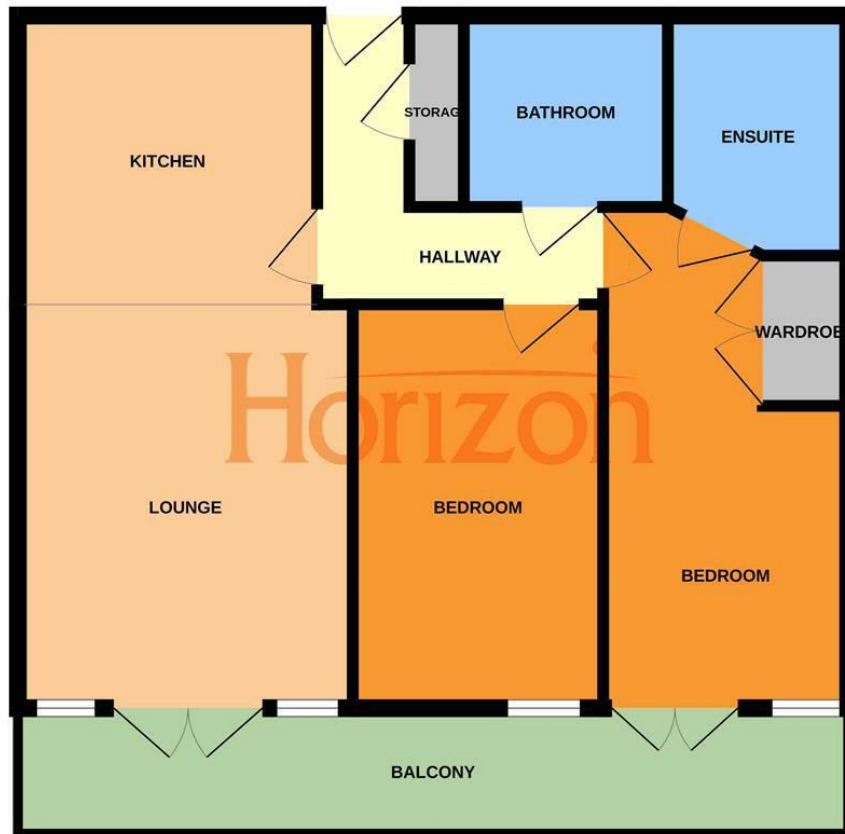
# 01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*

FIRST FLOOR  
631 sq.ft. (58.7 sq.m.) approx.



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	73	<b>England &amp; Wales</b>
		58	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.

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

