

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Balmoral Road, Westcliff-On-Sea, SS0 7DG

£75,000

Horizon Estate Agents are delighted to offer to market this one bedroom ground floor retirement apartment, situated in a sought after complex. The property comprises of a double bedroom with fitted wardrobes, a spacious lounge diner with a door to the communal garden, fitted kitchen and a bathroom. The complex benefits from communal parking, communal gardens, residents lounge, laundry room, security door entry. Located within walking distance to local schools, shops and bus links. Offered with NO ONWARD CHAIN. Internal viewing is essential.

sales@horizonstates.co.uk
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onTheMarket.com

Entrance

Via communal security doors and telephone entry system

Hallway

Front entrance door, carpeted, textured ceiling, doors to:

Lounge/Diner

19'6 x 10'1 (5.94m x 3.07m)

Upvc double glazed door to outside space, coving to textured ceiling, storage heater, power points, storage cupboard, emergency pull cord, carpeted.

Kitchen

7'3 x 7'0 (2.21m x 2.13m)

A range of eye and base level unit with working surfaces over, inset stainless steel sink with drainer unit, integrated eye level oven with separate electric hob and extractor hood over, space and plumbing for appliances, tiled splashback, power points, vinyl flooring.

Bedroom

15'9 x 8'10 (4.80m x 2.69m)

Upvc double glazed window to rear aspect, coving to textured ceiling, fitted wardrobe, power points, storage heater, pull cord, carpeted.

Bathroom

Three piece suite comprising low level WC, bath, vanity unit wash hand basin, tiled walls, coving to textured ceiling, vinyl flooring.

Facilities & Communal Areas

Communal parking, communal gardens, residents lounge, laundry room, security door entry.

Additional Information

Tenure: Leasehold

Lease Length: 96 Years Left

Service Charges: £3,381.92 per annum

Ground Rent: £556.84 per annum

Council: Southend City 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.



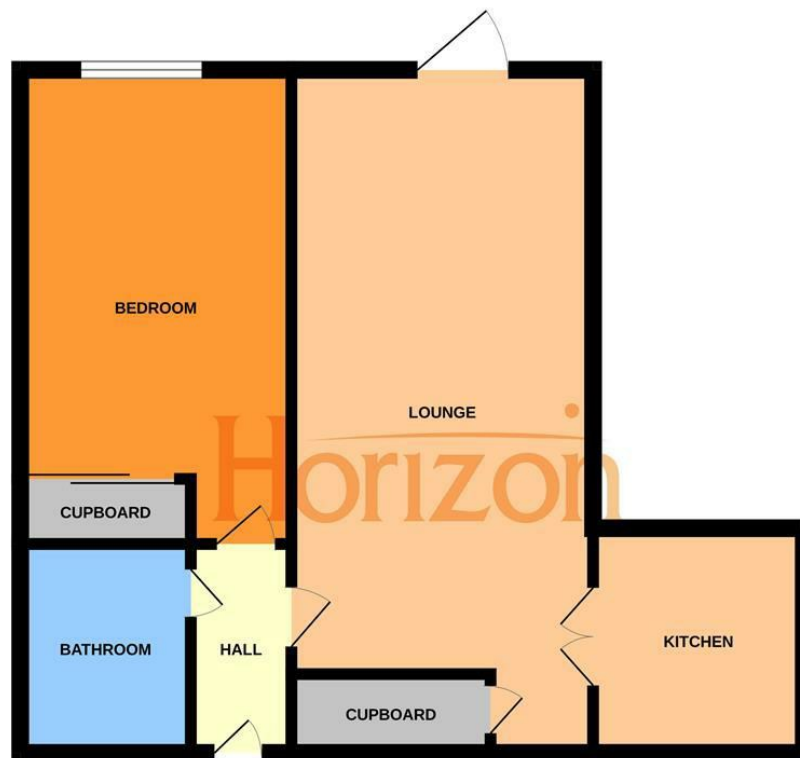
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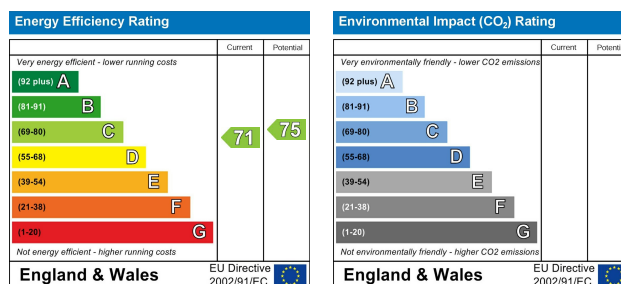
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GROUND FLOOR



FLAT 2 HOWARDS COURT, BALMORAL ROAD, WESTCLIFF-ON-SEA, SS0 7DG

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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