

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Boleyn House, Rochford, SS4 1PS £1,250 Per Calendar Month

Horizon Estate Agents are pleased to bring to the rental market this unique two bedroom second floor purpose built apartment with only one immediate attached neighbour which is situated on the floor beneath. The apartment is accessed via a lift, has external space with a front and rear balcony and has far reaching views. There is one allocated parking space. The property has a well fitted kitchen with integrated appliances which is open plan to the lounge with doors onto a balcony, there are two double bedrooms, one en suite and a family bathroom.

sales@horizonestates.co.uk
horizonestates.co.uk



rightmove



Entrance

Communal entrance door via security entry phone, left or stairs to second floor. Post room located to ground floor reception area.

Front Balcony

Giving access to:

Entrance Hall

Personal entrance door with spyhole, wood grain effect laminated flooring, built in storage cupboard, telephone entry phone, wall mounted electric heater. Coving to smooth plaster ceiling. Doors off lead to:

Lounge/Kitchen

21'9" x 11'7" (6.63 x 3.53)

Lounge Area

Double glazed French doors with windows to rear aspect leading to balcony. Wood grain effect laminated flooring, wall mounted electric heater, television and telephone points. Coving to smooth plaster ceiling.

Kitchen Area

Double glazed window to front aspect. fitted kitchen comprising eye and base level units with laminated roll edge working surfaces. Inset stainless steel sink and drainer, integrated four ring hob with extractor hood over and oven below. Integrated fridge freezer and washer/dryer. Coving to smooth plaster ceiling.

Bedroom One

15'7" x 8'1" (4.75 x 2.46)

Double glazed French doors and windows to rear leading to balcony, wall mounted electric heater, built in wardrobe cupboards, carpeted. Coving to smooth plaster ceiling.

En Suite

Suite comprising, dual enclosed shower chamber, dual flush wc, wash hand basin with cupboard beneath. Tiled effect vinyl flooring, partly tiled walls, ceiling mounted extractor fan, chrome heated towel rail.

Bedroom Two

12'2" x 8'1" (3.71 x 2.46)

Double glazed window to rear, wall mounted electric heater and carpeted. Coving to smooth plaster ceiling.

Bathroom/wc

Obscure double glazed window to front, white suite comprising, panelled bath, pedestal wash hand basin with cupboard beneath, dual flush wc, tiled effect vinyl flooring, chrome heated towel rail, ceiling mounted extractor fan, part white ceramic tiled walls. Smooth plaster ceiling.

Externally

Rear balcony providing outdoor seating area. Allocated and numbered parking space.

Additional details

Council - Rochford District Council

Council Tax Band - B

Deposit - £1442.50

Rent PCM - £1,250

Agents Note

You must supply us with the following information, before we can run reference checks on you. We require this information from all parties that are contributing to the rent. If a Guarantor is required, we also need this information.

Information we require - ID (Passport and driving licence) - Most recent P60 - Last 3 months Bank statements - Last 3 months payslips (your last years accounts if self-employed) - A copy of your credit report. (This can be obtained by Exquifax, Experian)

Once all of the above has been received we will then email you our referencing form, which must be completed and returned to us before any referencing can be commenced. Please be aware that the property will remain on the market until we have all the above information and you have passed referencing. Once we receive your holding deposit of £100, the property will be withdrawn from the market. You will be offered insurance, which you have no obligation to take through FCC Paragon. If you decide to take insurance through FCC Paragon, the amount of commission we will receive will depend on the size of the policy/policies taken.



01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

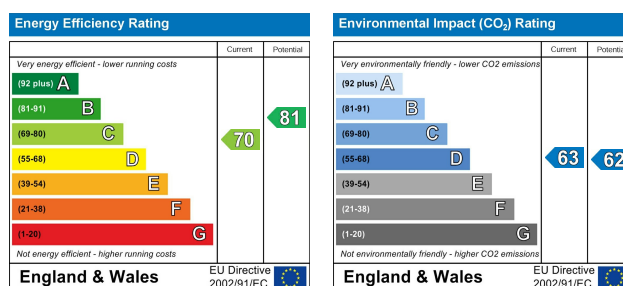
Horizon

your local property experts



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

Made with Metropix ©2018



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

