

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Ashingdon Road, Rochford, SS4 1FF
£1,400 Per Calendar Month

Horizon Estate Agents are pleased to bring to the rental market this one bedroom second floor retirement apartment situated within the popular Coachman Court development. This development boasts many facilities which include a residents lounge, function room, restaurant with waitress service, video entry system. Positioned within close proximity of shops, bus links and mainline railway station.

sales@horizonstates.co.uk
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Entrance

Security entrance door to communal hall, lifts rising to second floor, own door to:-

Hallway

Access to loft, coving to smooth plastered ceiling, walk in storage cupboard with fitted shelving, water tank fuse box and electric meter, doors off to all rooms:-

Lounge

20'4' x 10'7' (6.20m' x 3.23m')

UPVC double glazed window to front, fitted carpet, storage heater. Television point, telephone point, emergency pull cord. Two ceiling light points, painted wooden fire surround, painted wooden lipped skirting. Smooth plaster walls, coving to smooth plaster ceiling, obscure glazed folding door to:

Kitchen

9'4' x 7'6' (2.84m' x 2.29m')

UPVC double glazed window to front. Inset into work surface, single drainer single bowl stainless steel sink unit with mixer tap over. Range of beech effect base and eye level units. Built in electric oven, inset four ring Halogen hob with extractor hood over. Integrated fridge, granite effect roll edge work top surfaces, ceramic tiling to all working surface areas. Vinyl flooring, strip light, coving to smooth plaster ceiling.

Double Bedroom

13'5' x 10'1' (4.09m' x 3.07m')

UPVC double glazed window to front. Storage heater, built in double wardrobe cupboard with hanging space and shelf. Fitted carpet. Emergency pull cord, smooth plaster walls, coving to smooth plaster ceiling.

Bathroom/Wet room

Comprising panelled bath with hand rail above, vanity wash hand basin with cupboard under, built in shower with fitted shower rail and curtain, close coupled flush w.c, part tiled walls, coving to ceiling.

Outside

Communal garden and parking areas.

Facilities Included

Residents lounge, Restaurant with waitress service, Laundry room, Security door entry, Function suite, Guest Suite and Communal refuse area.

Additional Information

Council: Rochford District Council

Tax Band: C

Tenancy Length: 6 months

Deposit: £1,615

Rental Amount: £1,400 pcm

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 (your last years accounts if self-employed) - A copy of your credit report. (This can be obtained by Exquifax, Experian)

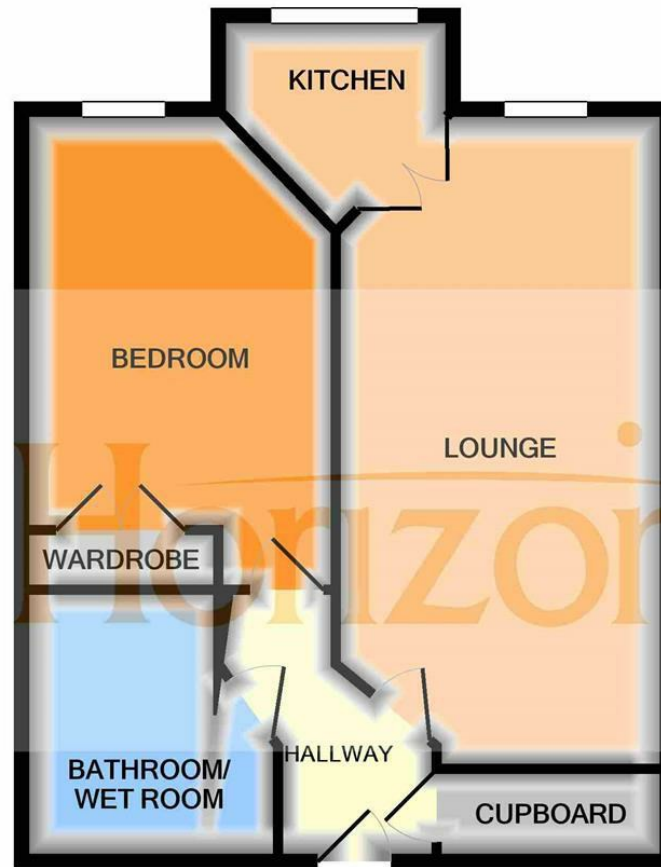


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions
England & Wales	EU Directive 2002/91/EC	84	85
			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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