

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Rocheforte House, Rochford, SS4 1PW

£170,000

Horizon Estate Agents are pleased to offer to market this modern two bedroom first floor purpose-built apartment. The property comprises of two good-sized bedrooms, a spacious lounge/diner, a modern fitted kitchen with integrated appliances and a bathroom. Further benefits include a long lease of 132 years and an allocated parking space in the secure gated residents car park. Located within walking distance to Rochford Railway Station, bus links and local amenities. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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Security entry phone system with stairs leading to personal entrance door.

Entrance Hall

Carpeted, coved and smooth plastered ceiling, built in storage cupboard housing the water heater.

Bedroom One

14'3" x 8'11" (4.34 x 2.72)

Double glazed window to front aspect, carpeted, wall mounted heater, coved and smooth plastered ceiling.

Bedroom Two

13'2" x 8'4" (4.01 x 2.54)

Double glazed window to front aspect, carpeted, wall mounted heater, built in wardrobes, coved and smooth plastered ceiling.

Bathroom

Modern three piece white suite comprising panelled bath with shower over, pedestal wash hand basin, close coupled WC, part tiled walls, wall mounted heater.

Lounge

16'4" x 13'1" max (4.98 x 3.99 max)

Two double glazed windows to front aspect, carpeted, coved and smooth plastered ceiling, wall mounted heater, opening onto:

Fitted kitchen

9'5" x 5'9" (2.87 x 1.75)

Fitted kitchen comprising base and eye level units with laminated working surfaces over inset stainless steel sink and drainer, inset four ring hob with oven below and extractor hood over, integrated washing machine, vinyl flooring, smooth plastered ceiling.

Exterior

Allocated parking for 1 car.

Additional Information

Tenure: Leasehold

Lease Length: 132 Years Remaining

Service Charge: £192.50 pcm

Ground Rent: £310 p/a

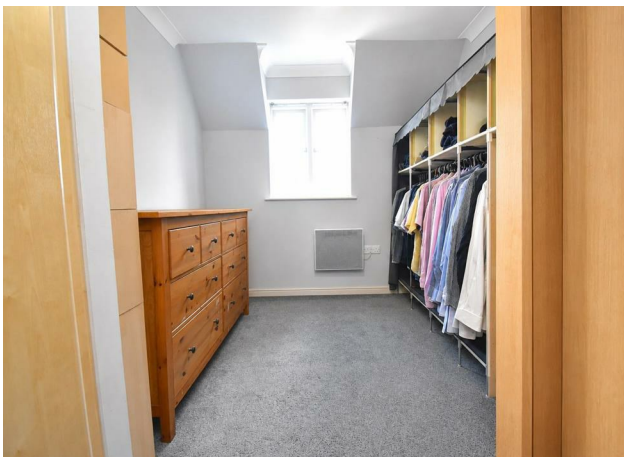
Council: Rochford District Council

Tax Band: B

Agent notes

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.

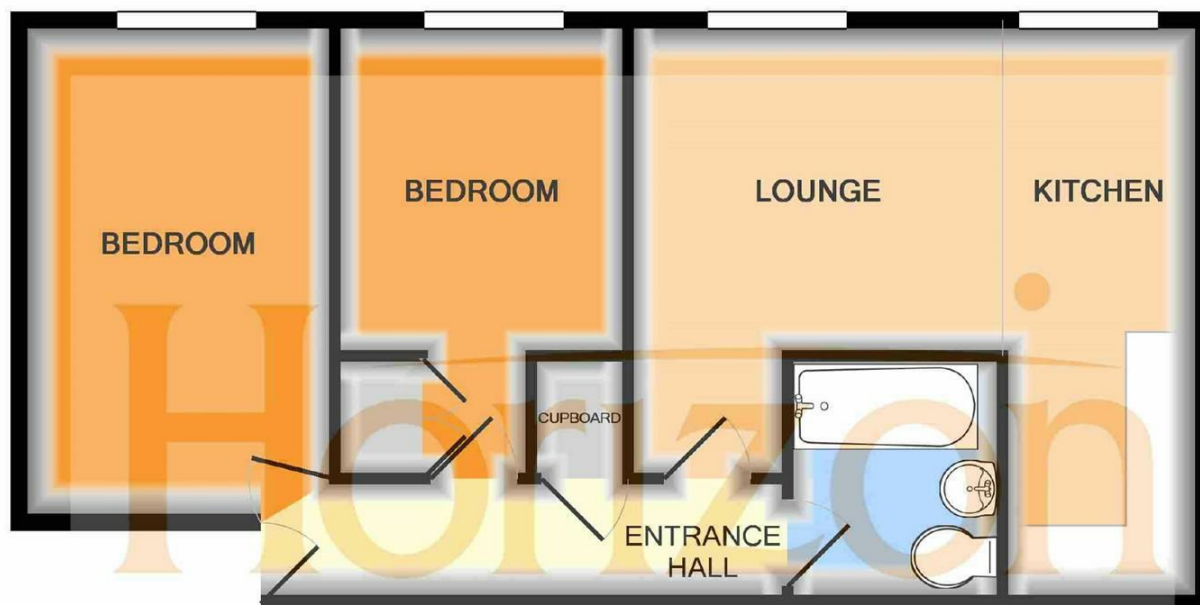


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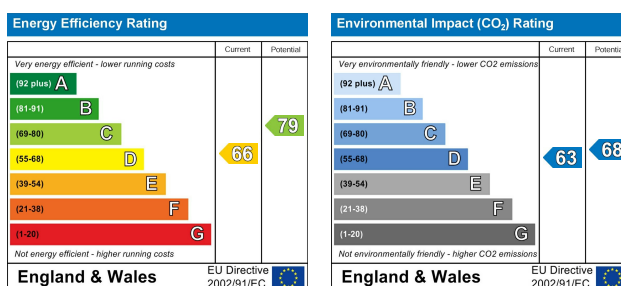
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TOTAL APPROX. FLOOR AREA 541 SQ.FT. (50.3 SQ.M.)

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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