

# 01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Steeple Close, Rochford, SS4 1TX £110,000

\*\*\*BEING SOLD WITH THE TENANT IN SITU - CASH BUYERS ONLY\*\*\*

Horizon Estate Agents are delighted to offer to market this spacious first floor studio apartment, situated in a sought after location. The property comprises of a bedroom/living area, bathroom and a fitted kitchen. The property also benefits from a communal car park. Current rental income of £605 pcm. Located within walking distance to Rochford Railway Station, bus links and shops. Internal viewing is essential.

[sales@horizonestates.co.uk](mailto:sales@horizonestates.co.uk)  
[horizonestates.co.uk](http://horizonestates.co.uk)



rightmove

onTheMarket.com

### **Communal Entrance**

Communal door with security entry phone system, stairs to apartment

### **Hallway**

Intercom phone for entry system, storage cupboard, power points, smooth plastered ceiling, wood effect flooring.

### **Bathroom**

Three piece suite comprising of a panelled bath with shower over, vanity wash hand basin, low level W.C, electric heated towel rail, tiled flooring, smooth plastered ceiling.

### **Bedroom/Living Room**

22'10 x 13'8 (6.96m x 4.17m )

Single glazed windows to rear aspect, fitted wardrobes, electric heater, power points, wood effect flooring, smooth plastered ceiling

### **Kitchen**

7'2 x 5'9 (2.18m x 1.75m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, four ring electric hob with extractor hood over, space for fridge, space for freezer, space and plumbing for washing machine, single glazed window to rear aspect, power points, tiled flooring, smooth plastered ceiling.

### **Parking**

Communal car park.

### **Additional Information**

Tenure: Leasehold

Lease Length: 62 Years

Service Charges: £107.03 pcm

Ground Rent: £80 half yearly

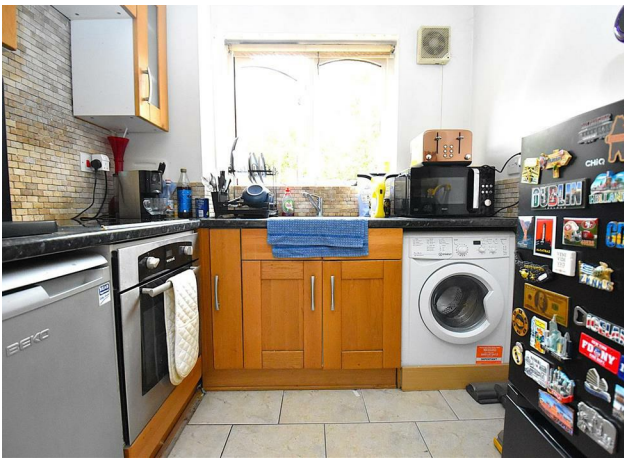
Council: Rochford District Council

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.

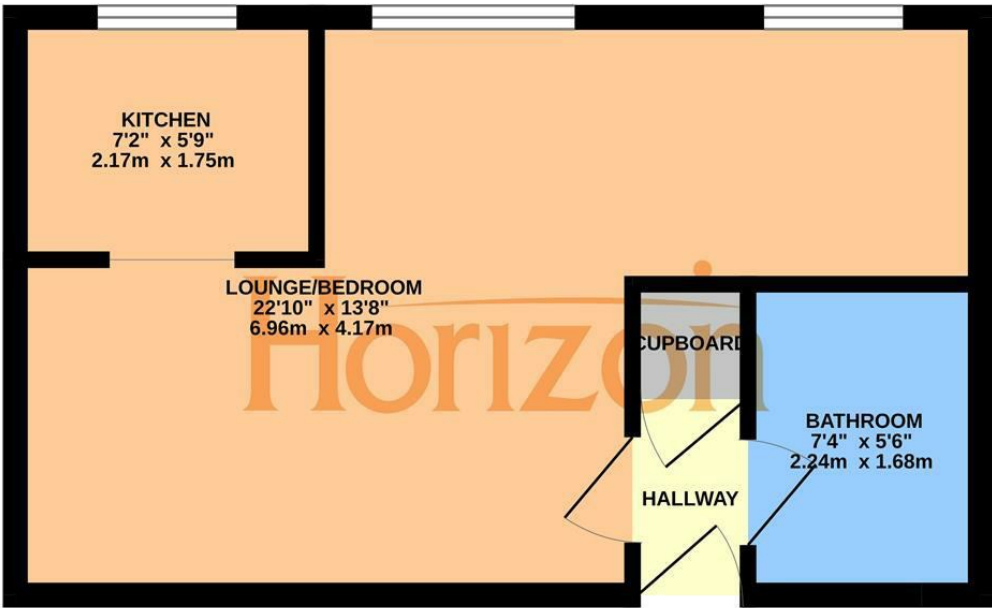
Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.



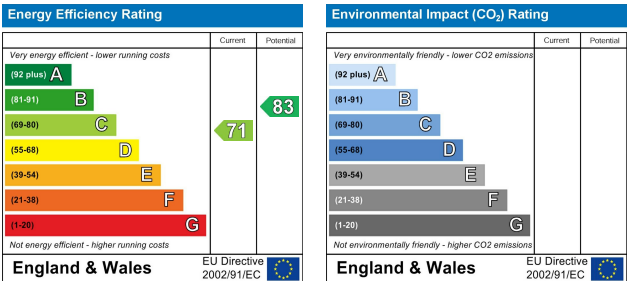
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GROUND FLOOR



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.