01702 411 000
42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon
your local property experts







Lesney Gardens, Rochford, SS4 1TY
Guide Price £138,000

Horizon Estate Agents are delighted to offer to market this spacious ground floor studio apartment within easy access to the Rochford Railway Station and the local shops and amenities of Rochford Square. The property comprises of a modern fitted kitchen, lounge/diner, bedroom and bathroom. Located within walking distance to local transport links and shops. Ideal for first time buyers. Internal viewing is essential.

sales@horizonestates.co.uk
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Entrance
Communal entrance door with telephone entry phone.

Hallway
Smooth plastered ceiling, storage cupboard, carpeted.

Lounge/Diner
11'10' x 10'5' (3.61m' x 3.18m')
Upvc double glazed bay window to front aspect, smooth plastered ceiling, storage heater, phone intercom system, power points, carpeted.

Bedroom
9'2' x 6'9 (2.79m' x 2.06m)
Upvc double glazed window to side aspect, smooth plastered ceiling, fitted wardrobe, storage heater, power points, carpeted.

Kitchen
6'9' x 6'9 (2.06m' x 2.06m)
Newley fitted kitchen with eye and base level units and working surfaces over, 4 ring electric hob, integrated oven, space for fridge freezer, space and plumbing for washing machine, upvc double glazed window to front aspect, smooth plastered ceiling, tiled affect flooring.

Bathroom
Three piece suite comprising panelled bath with shower attachment over, pedestal wash hand basin, close coupled w.c, smooth plastered ceiling, part tiled walls, storage heater, extractor fan, tiled flooring.

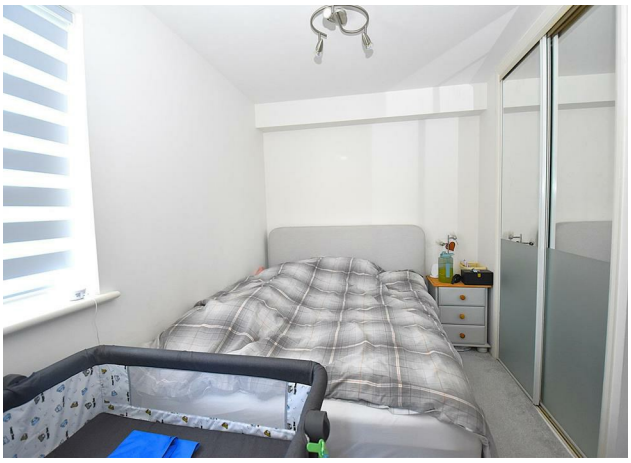
Exterior
Communal Gardens & Communal Car Park

Additional Information
Tenure: Leasehold
Lease Length: 83 Years Remaining
Service Charge: £1521 p/a
Ground Rent: £160 p/a
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.







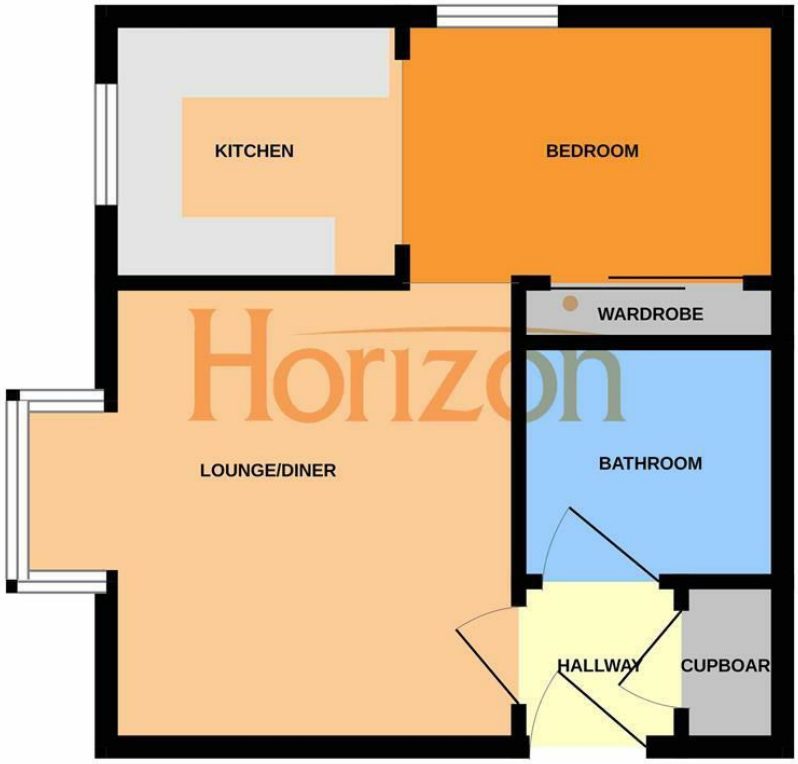


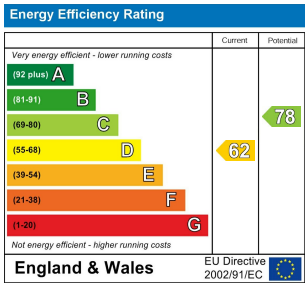


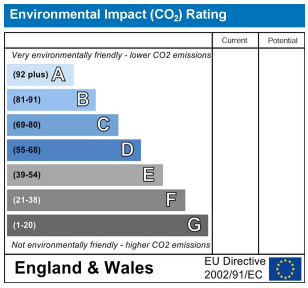
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GROUND FLOOR







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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