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

Horizon
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Rocheforte House, Rochford, SS4 1PW
£175,000

Horizon Estate Agents are delighted to offer to market this immaculately presented, two bedroom, second floor purpose-built apartment. The property comprises of two double bedrooms, an en-suite to bedroom one, a bathroom and a modern open plan lounge/kitchen/diner. The property also benefits from an allocated parking space in the secure gated residents car park. Located within walking distance to local shops, bus links and Rochford Railway Station. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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Communal Entrance
Communal entrance door, secure intercom entry system, stairs lead to second floor, personal entrance door to:

Entrance Hall
Phone for intercom entry system, storage cupboard housing the water heater, electric heater, newly fitted carpets, coved smooth plastered ceiling.

Open Plan Lounge/Kitchen/Diner
17'3 max x 15'9 (5.26m max x 4.80m)
Double glazed bay window to front aspect, electric heaters, power points, newly fitted carpets, coved smooth plastered ceiling

Kitchen Area - Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, integrated fridge freezer, new integrated oven, new integrated four ring electric hob with extractor hood over, integrated washing machine, power points, newly fitted vinyl flooring, coved smooth plastered ceiling.

Bathroom
Three piece suite comprising of a panelled bath, pedestal wash hand basin, close coupled W.C, electric heated towel rail, mirrored wall cabinet, vinyl flooring, smooth plastered ceiling.

Bedroom One
14'0 max x 8'11 (4.27m max x 2.72m)
Double glazed window to rear aspect, fitted wardrobes, electric heater, power points, carpeted, coved smooth plastered ceiling.

En Suite
Three piece suite comprising of a shower unit, pedestal wash hand basin, close coupled W.C, electric heated towel rail, mirrored wall cabinets, vinyl flooring, smooth plastered ceiling.

Bedroom Two
11'8 x 8'10 (3.56m x 2.69m)
Double glazed window to rear aspect, electric heater, power points, carpeted, smooth plastered ceiling.

Parking
1 allocated parking space in gated residents car park.

Additional Information
Tenure: Leasehold
Lease Length: 133 years remaining
Service Charge: £1095.91 every 6 months
Ground Rent: £466.30 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.









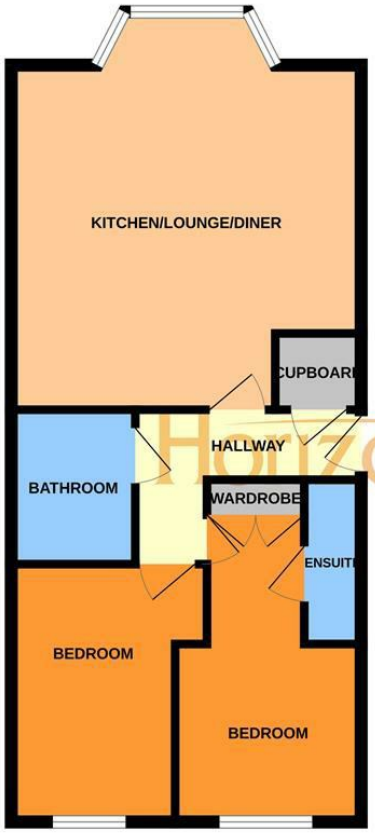




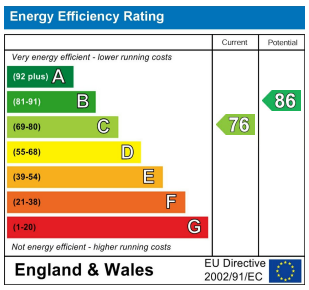
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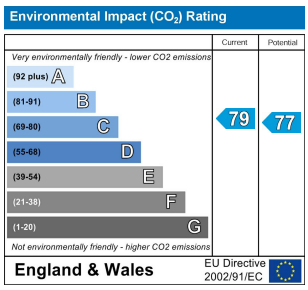
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SECOND FLOOR



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.

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