

01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Gordons Yard,, Rochford, SS4 1DB Offers In Excess Of £270,000

Horizon Estate Agents are delighted to market this spacious and modern triplex apartment which is over three floors and is situated within walking distance of the historic town of Rochford and its square that has various eateries and shops. It is also within walking distance of Rochford train station, London Southend airport, bus routes and local schools. The property has a spacious entrance lobby, modern open plan Kitchen/Lounge/Diner with access to an under cover balcony. The main bedroom has access to a dressing room and there is a modern shower room. There is an allocated parking space which is in a secured gated area. This property has many fine and modern features for example some of the windows have the internal fitted shutters and there is potential to create an additional shower room/en- suite. Viewing is strongly recommended internally to appreciate this property.

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## Composite Entrance Door To:

### Entrance Lobby

13'04 x 6'05 (4.06m x 1.96m)

Smooth plastered ceiling, carpet, stairs to first floor and understairs cupboard.

### First Floor Landing

Smooth plastered ceiling, carpet, radiator, airing cupboard, stairs to second floor.

### Lounge/Kitchen/Dining Area

24'04 x 17'07 (7.42m x 5.36m)

Kitchen Area: Smooth plastered ceiling, 2 x UPVC double glazed windows to front with fitted internal shutters. Vinyl flooring and radiator. There is a range of modern base and eye level units with work surface and integrated oven, hob and extractor. There is a further area with modern base and eye level units, work surface with inset sink and drainer. Integrated fridge/freezer and dishwasher, space for washing machine. Open plan to Lounge/diner.

Lounge/Diner: Smooth plastered ceiling, UPVC double glazed window to front with fitted internal shutters, UPVC double glazed French doors leading to balcony. Carpet and radiators.

### Bedroom

14'07 x 9'07 (4.45m x 2.92m)

Smooth plastered ceiling, UPVC double glazed window to side, carpeted, radiator and built in double wardrobe.

### Second Floor Landing

Smooth plastered ceiling, UPVC double glazed window to front, carpet, radiator and large airing cupboard. Doors to:

### Bedroom

18'10 x 17'01 (5.74m x 5.21m)

Smooth plastered ceiling, 2 x UPVC double glazed windows to front and 1 x UPVC double glazed window to rear. Carpet and radiators. Doors to:

### Dressing Room

8'08 x 7'09 (2.64m x 2.36m)

Smooth plastered ceiling and carpet.

### Shower Room

13'10 x 5'02 (4.22m x 1.57m)

Smooth plastered ceiling, UPVC double glazed obscured window to side, Walk in double shower with sliding doors, some walls are part panelled. White wash hand basin with under cupboard and white WC. Heated towel rail.

### Out Door Space

There is an undercover balcony, with feature railings and artificial lawn which is accessed off the lounge.

### Parking

There is an allocated parking space within a gated area.

### Additional Information

Tenure - Leasehold

Length of Lease - Approximately 119 years

Ground Rent - £250.00 per annum

Service Charge - £1,800 per annum approximately

Council - Rochford District Council

Council Tax band -D

### 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.

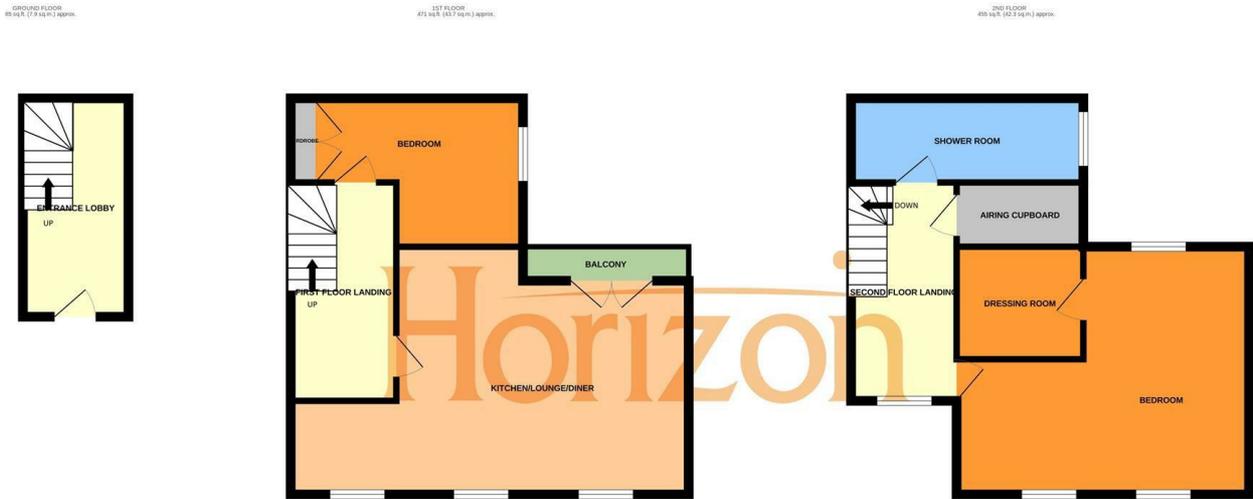


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TOTAL FLOOR AREA: 1011 sq.ft. (93.9 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	83	<b>England &amp; Wales</b>		EU Directive 2002/91/EC	83

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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