

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



North Street, Rochford, SS4 1AD Offers In Excess Of £240,000

Horizon Estate Agents are delighted to bring to the property market this modern one bedroom duplex apartment. Situated within walking distance of Rochford Railway Station and the historical Rochford Square where you will find a niche selection of shops and eateries. There is a local bus route and London Southend Airport. The property has a ground floor personal entrance door which leads to the entrance lobby with stairs to the first floor, where you are greeted by the open plan kitchen/dining/lounge which is modern and has a feeling of space and is light and airy. There is a modern bedroom and bathroom. This property has many fine features, UPVC double glazed sash style windows and UPVC double doors to a Juliette balcony. Integrated appliances in the kitchen and NHBC certificate. Allocated parking for one car and a communal garden. This apartment is a MUST SEE, please call to arrange a viewing.

sales@horizonestates.co.uk
horizonestates.co.uk



rightmove

onTheMarket.com

Intercom and entrance door to:

Entrance Lobby

Smooth plastered ceiling, UPVC double glazed window to front, carpeted and stairs to first floor.

Open Plan Kitchen/Lounge/ Diner

21'10 x 17'2 (6.65m x 5.23m)

Smooth Plastered walls and smooth plastered vaulted ceiling. UPVC double glazed sash windows to front and UPVC double glazed doors to rear with a Juliette balcony. Wooden flooring throughout. Kitchen comprises of modern base and eye level units with modern work surfaces and inset sink and drainer. Integrated appliances include oven, hob, extractor hood, fridge and freezer, washing machine and dishwasher. 2 electric wall mounted heaters. Door to storage cupboard.

Bedroom

14'44 x 10'11 (4.27m x 3.33m)

Smooth plastered walls and smooth plastered vaulted ceiling. UPVC double glazed sash window to rear. Carpet and wall mounted electric heater.

Bathroom

Smooth plastered vaulted ceiling, UPVC obscured double glazed sash window to rear. Tiled flooring and part tiled walls. Modern white three piece suite comprising bath with shower and shower scree, wash hand basin with cupboard under and WC. Heated towel rail.

Communal Garden

There is a communal lawned area and communal bin storage cupboard.

Parking

There is one allocated parking space.

Additional Information

Tenure - Leasehold

Council - Rochford District Council

Council Tax Band - B

Lease Length - 196 years

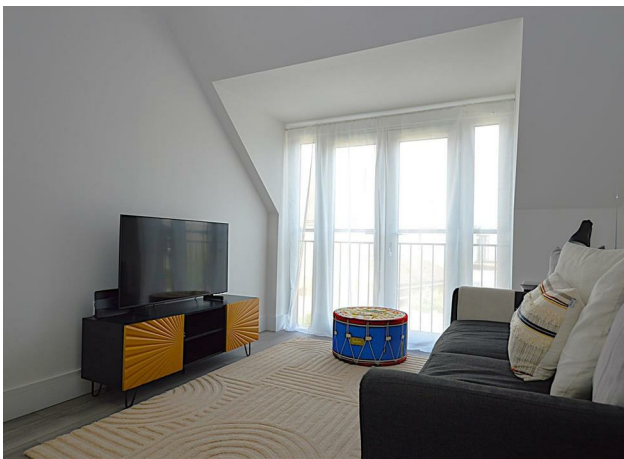
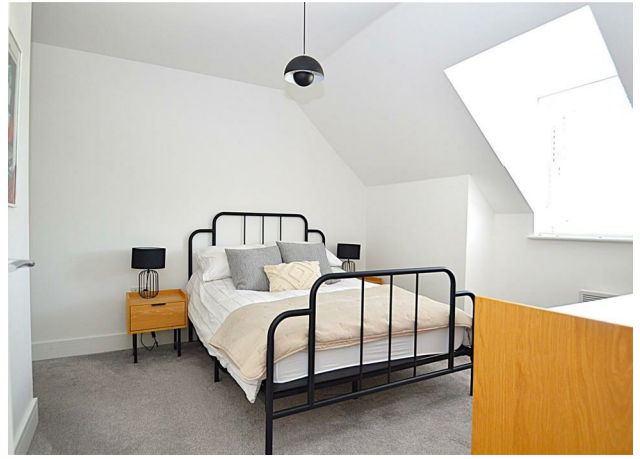
Service Charge - £1,297.80 per annum

Ground rent Charge - £250.00 per annum

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.

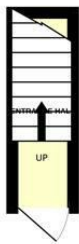
Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.



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GROUND FLOOR



1ST 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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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.