

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Coachman Court, Rochford, SS4 1FF £1,200 Per Calendar Month

Horizon Estate Agents are pleased to bring to the rental market this one bedroom first floor retirement flat, for the over 60's, situated within the popular Coachman Court development. This development boasts many facilities which include a residents lounge, function room, restaurant with waitress service, 24 hour house manager, video entry system. Positioned within close proximity of shops, bus links and mainline railway station. Internal viewing is essential.

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Communal Entrance

Security entrance door to communal hall, lift and stairs, Own door to;

Hallway

Large walk-in airing cupboard, emergency pull cord, carpeted, security entrance phone, coved smooth plastered ceiling, doors off:

Lounge

20'5 x 10'8 (6.22m x 3.25m)

Double glazed window to front aspect, emergency pull cord, storage heater, power points, tv point, coved smooth plastered ceiling

Kitchen

9'9 x 7'7 (2.97m x 2.31m)

Comprising range of fitted eye and base level units with rolled edged work surfaces over, inset stainless steel, single bowl, single drainer sink unit with mixer tap, electric oven, four ring electric hob, integrated fridge/freezer, part tiled walls, power points, coved smooth plastered ceiling, wall mounted electric heater, double glazed window to front aspect.

Wet Room

Comprising panelled bath with hand rail above, vanity wash hand basin with cupboard under, built in shower with fitted shower rail, close coupled flush W.C, fully tiled walls, coved smooth plastered ceiling.

Bedroom

15'6 x 9'11 (4.72m x 3.02m)

Double glazed window to front aspect, built in wardrobes with inset hanging rails and shelf above, emergency pull cord, storage heater, power points, carpeted, coved smooth plastered ceiling.

Communal Facilities

Within the communal areas there are a number of facilities which include. Residents lounge, restaurant, guest suite available, laundry room and scooter storage and charging area. Communal garden and parking areas.

Exterior

Communal gardens and parking.

Additional Information

Council: Rochford District Council

Tax Band: C

Agents Note

You must supply us with the following information, before we can run reference checks on you. We require this information from all parties that are contributing to the rent. If a Guarantor is required, we also need this information.

Information we require - ID (Passport and driving licence) - Most recent P60 - Last 3 months Bank statements (your last years accounts if self-employed) - A copy of your credit report. (This can be obtained by Exquifax, Experian)

Once all of the above has been received we will then email you our referencing form, which must be completed and returned to us before any referencing can be commenced. Please be aware that the property will remain on the market until we have all the above information and you have passed referencing. Once we receive your holding deposit of £100, the property will be withdrawn from the market. You will be offered insurance, which you have no obligation to take. If you decide to take insurance the amount of commission we will receive will depend on the size of the policy/policies taken.



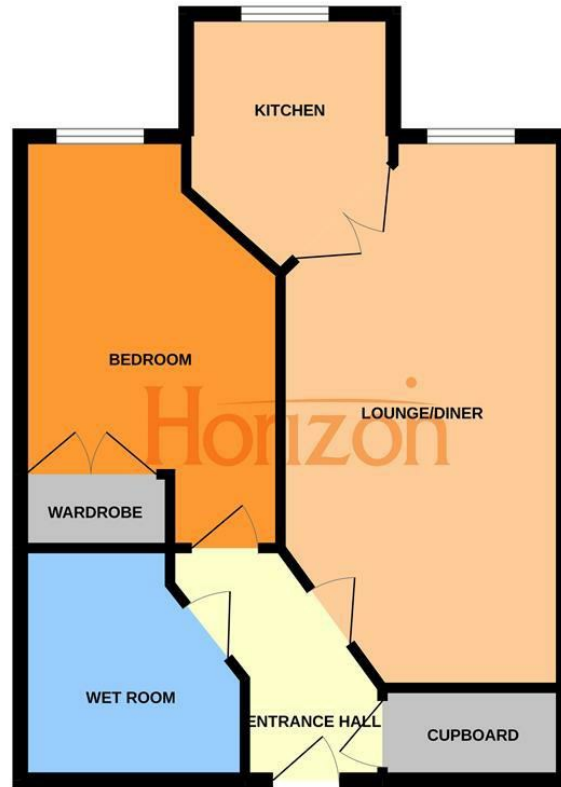
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GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 532 sq.ft. (49.4 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	88
(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		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		81	81
(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.

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