

Willow Court, Woodlands Road, Hockley, SS5 4PL



Guide Price:
£265,000 - £275,000

Situated in one of Hockley's most prestigious locations, within very close distance to railway station, local shops and woods, is this luxury first floor two bedroom apartment which has been finished to a very high specification with open plan kitchen/lounge/diner, en suite to bedroom one, under-floor heating throughout, allocated parking and communal garden with artificial lawn. Viewing advised. EPC Rating: B. Our Ref: 17430.



Tel: 01702 200666 **www.williamsanddonovan.com**

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU email: hockleysales@williamsanddonovan.com

Company No. 4510230 VAT Registration No. 725 9879 75

Entrance via communal entrance door with stairs leading to accommodation.



Entrance via personal entrance door to entrance hall.

ENTRANCE HALL

Storage cupboard. Wood laminate flooring with under floor heating. Light oak internal doors to all rooms.



LOUNGE/DINER/KITCHEN

LOUNGE/DINER 21' 4" x 10' 4" (6.5m x 3.15m)

Double glazed window and door to front aspect. Double glazed window to side aspect. Wood laminate flooring with under floor heating. Plastered ceiling with inset LED spotlighting. Open to kitchen area.



KITCHEN 10' 4" x 7' 3" (3.15m x 2.21m)

Double glazed window to side aspect. A comprehensive range of high gloss modern handle less base and eye level units incorporating work surface above incorporating inset sink drainer unit. Built in oven with four ring Bosch electric hob, splash back and extractor hood above. Integrated fridge freezer. Integrated washing machine. Breakfast bar overhang with space for three stools below. Wood laminate flooring with under floor heating. Plastered ceiling with inset LED spotlighting.



BEDROOM ONE 14' 9" x 8' 5" (4.5m x 2.57m)

Double glazed window to front aspect. Built in wardrobe. Wood laminate flooring with under floor heating. Plastered ceiling. Door to en suite.



EN SUITE SHOWER ROOM

A three piece suite comprising double shower cubicle with sliding glass door, wash hand basin with chrome tap and low level wc with dual push flush above. Chrome heated towel rail. Tiled flooring with under floor heating.



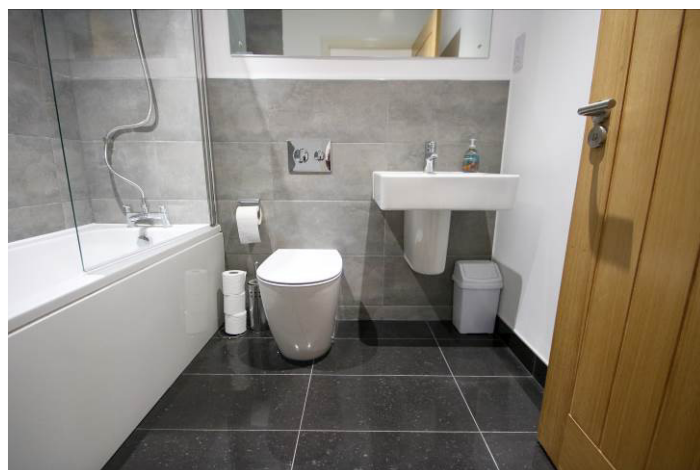
BEDROOM TWO 14' 9" x 8' 2" (4.5m x 2.49m)

Double glazed window to front aspect. Built in wardrobe. Wood laminate flooring with under floor heating. Plastered ceiling.



BATHROOM

A three piece suite comprising panelled bath with shower above and glass shower screen, wash hand basin with chrome tap and low level wc with dual push flush above. Part tiled walls. Chrome heated towel rail. Tiled flooring with under floor heating. Plastered ceiling.



EXTERIOR.

One allocated parking space. Two visitor bays. Communal garden with artificial lawn. Two bike storage units capable for taking eight bikes. Bins storage.

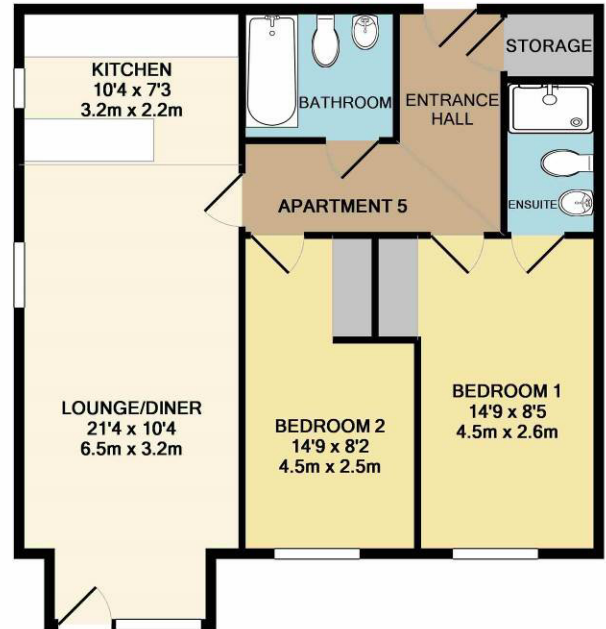


Agents Note:

125 year lease from 2018.

Service charge of approximately £110 per month.

Ground rent of £250 per annum.



TOTAL APPROX. FLOOR AREA 703 SQ.FT. (65.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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