

## Flat 4, Oak Lodge, Southend Road, Hockley SS5 4PQ



£ 270,000

Located in the heart of Hockley and situated in the much sought after Oak Lodge retirement development is this well maintained over 55's two double bedroom ground floor apartment with a modern fitted kitchen, dual aspect outlook and own decked area overlooking the communal gardens. NO ONWARD CHAIN.

Viewing advised. EPC Rating: C. Our Ref 18210.



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Company No. 4510230 VAT Registration No. 725 9879 75

Entrance via communal, double glazed entrance doors to communal entrance hall.

### COMMUNAL ENTRANCE HALL

Stairs and lift to spacious first floor landing and accommodation. Access to communal lounge, conservatory and gardens. Personal double glazed, hardwood entrance door to entrance hall.

### ENTRANCE HALL 11' 1" x 8' 1" (3.38m x 2.46m)

Entry phone system. Airing cupboard housing water tank. Double cupboard housing electrics. Coving to plastered ceiling. Fischer electric radiator.



### BEDROOM ONE 15' 6" x 9' 10" (4.72m x 3m)

Double glazed window to both side and rear aspect. Coving to plastered ceiling. Fischer electric radiator.

### BEDROOM TWO 11' 2" x 8' 2" (3.4m x 2.49m)

Double glazed window to the rear aspect. Coving to plastered ceiling. Fischer electric radiator.



### BATHROOM 8' 6" x 6' 7" (2.59m x 2.01m)

Obscure double glazed window to the side aspect. A three piece suite comprising tiled walk-in shower with fixed electric shower head over and fold-out seat, pedestal wash hand basin with wall mounted vanity cabinet over and low level wc. Anti-slip flooring. Extractor fan. Part tiled walls. Heated towel rail. Coving to plastered ceiling.

### LOUNGE 17' x 9' 10" (5.18m x 3m)

Double glazed window to the rear aspect. Double glazed door providing access to decking area overlooking communal gardens. Feature electric fireplace. Coving to plastered ceiling. Two Fischer electric radiators. Open plan to kitchen.

### KITCHEN 9' 9" x 7' 10" (2.97m x 2.39m)

Range of modern, fitted base and eye level units. Roll edge work surfaces. Inset one and half stainless-steel sink drainer unit. Tiled splash backs. Integral electric oven. Electric hob with extractor hood over. Integral fridge/freezer. Space and plumbing for washing machine. Tile effect flooring. Coving to plastered ceiling.

### EXTERIOR

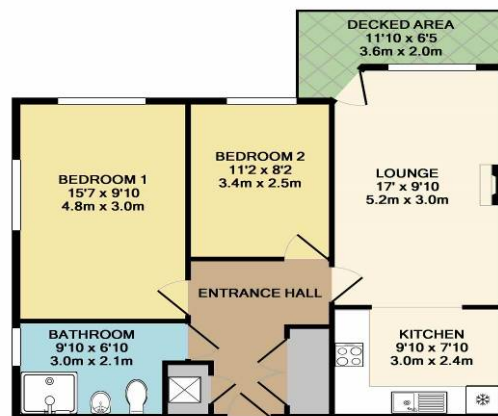
Own decked area with space for table and chairs.



Well maintained communal gardens. Visitor parking.

### Agents Note:

The vendors are open to leaving all furniture subject to separate negotiation. The length of the **Lease is 105 years**, Lease commencement date - April 2002; **Ground Rent Charge - £500**; **Service Charge for 6 months - £1,750**; Managing Agents are - Firstport Retirement Property Services Ltd.



TOTAL APPROX. FLOOR AREA 646 SQ.FT. (60.0 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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### Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.