

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Follygate, Aldermans Hill, Hockley SS5 4RW



Guide Price:
£235,000 - £250,000

Built approximately 11 years ago, is this immaculate, first floor two bedroom apartment offering spacious living accommodation with modern, recently fitted shower room, communal gardens and allocated parking space in communal car park with additional visitor parking. Walking distance to local shops, schools, mainline railway station and Hockley Woods.

NO ONWARD CHAIN.
EPC Rating: tbc. Our Ref 18831

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Entrance via communal entrance door, with security video intercom, to

COMMUNAL ENTRANCE HALL.
Stairs to first floor accommodation.

Communal Landing with vaulted glass window overlooking communal garden to the rear.



Personal entrance door.

ENTRANCE HALL

Double door storage cupboard with space and plumbing for washing machine and tumble dryer, also housing water tank. Additional single storage cupboard. Wood flooring. Plastered ceiling. Radiator.



KITCHEN 10' 3" x 7' 7" (3.12m x 2.31m)

Double glazed window to the side aspect. Comprehensive range of modern base and eye level units. Roll edge work surfaces. Inset one and half stainless steel sink drainer unit. Tiled splash backs. Integrated electric oven. Electric Induction hob with stainless steel extractor chimney over. Integrated dish washer. Integrated fridge/freezer. Tiled floor. Plastered ceiling. Inset spot lights. Radiator.

LOUNGE 12' 11" x 12' 4" (3.94m x 3.76m)

Double glazed window to the rear aspect. Plastered ceiling. Radiator.



BEDROOM ONE 13' 8" x 11' 2" (4.17m x 3.4m)

Double glazed window to the rear aspect. Plastered ceiling. Radiator.



BEDROOM TWO 12' 4" x 7' 4" (3.76m x 2.24m)

Double glazed window to the rear aspect. Plastered ceiling. Radiator.



RECENTLY FITTED MODERN SHOWER ROOM

WC with low level cistern. Wall mounted wash hand basin with vanity storage below. Double walk-in shower cubicle with wood effect tiles and thermostatic shower. Tiled wood effect flooring. Plastered ceiling. Inset spot lights. Heated towel radiator.



EXTERIOR

The apartment comes with **ONE ALLOCATED PARKING SPACE** with further visitor parking.



COMMUNAL GARDEN AREA and bin storage.

Agents Note:

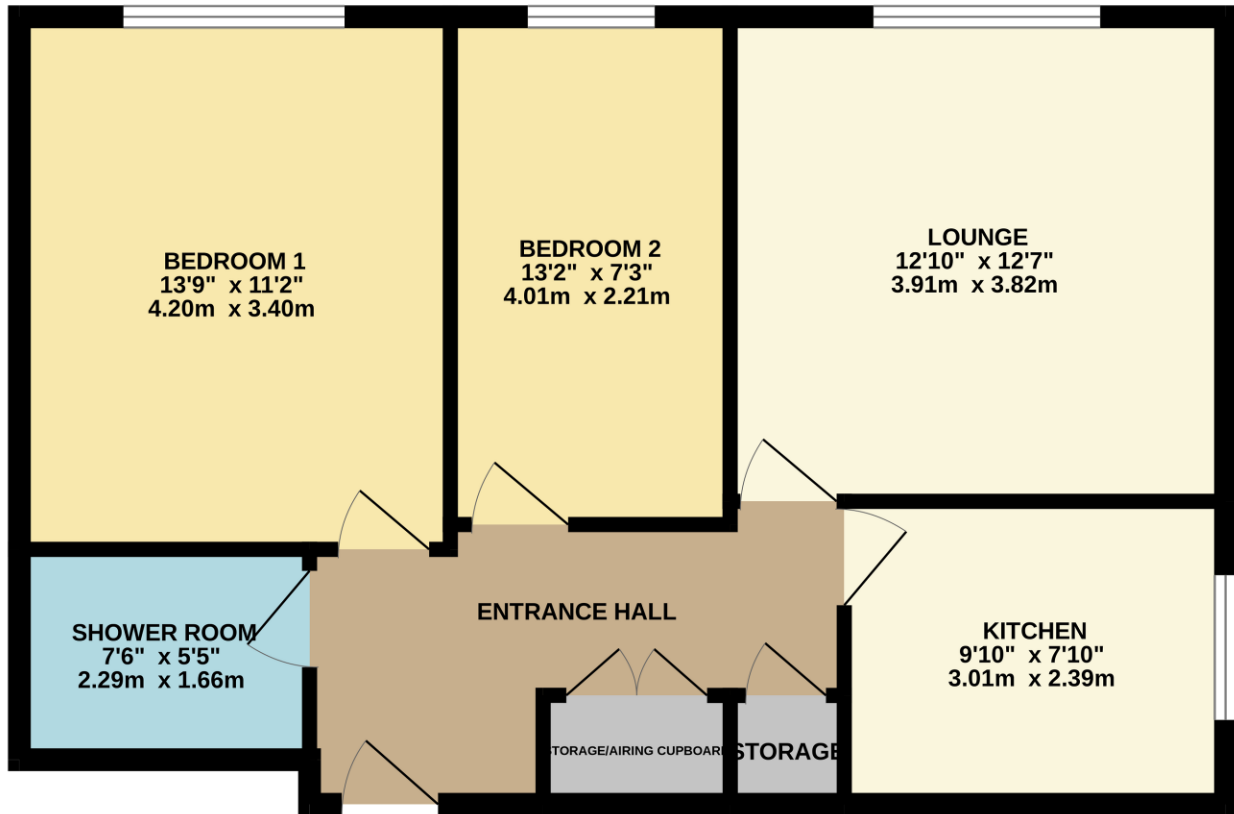
Lease - approximately 86 years remaining

Service Charge - £100pm

Ground Rent - £125pa

Managing agent - Excalibur Property

FIRST FLOOR
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.4 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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