

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Flat 3, Oak Lodge, Southend Road, Hockley,



**Guide Price:
£250,000 - £260,000**

Situated in this popular development for the over 55's is this spacious ground floor two bedroom apartment with modern fitted kitchen, large shower room and direct access onto private decking area overlooking the communal gardens.

No onward chain. Our Ref: 18872.

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Entrance door into communal entrance hall. Access to communal lounges.

Personal door to flat.

ENTRANCE HALL

Two large storage cupboards.



BEDROOM TWO 11' 4" x 8' 2" (3.45m x 2.49m)

Double glazed window to rear aspect. Electric radiator.



LOUNGE 17' 1" x 9' 11" (5.21m x 3.02m)

Double glazed window to rear aspect. Double glazed door leading to **PRIVATE DECKING AREA**. Electric radiator. Open to kitchen.



SHOWER ROOM 9' 11" x 6' 10" max (3.02m x 2.08m)

Obscure double glazed window to side aspect. A three piece suite comprising corner shower unit, wash hand basin and low level wc. Tiled walls.



BEDROOM ONE 15' 7" x 9' 11" (4.75m x 3.02m)

Double glazed window to rear and side aspects. Fitted wardrobes to one wall. Electric radiator.



KITCHEN 9' 11" x 7' 11" (3.02m x 2.41m)

A range of modern base and eye level units incorporating roll edge work top with inset sink drainer unit. Built in oven with inset electric hob and extractor hood above. Integrated washing machine. Integrated fridge freezer. Breakfast bar with space for two stools below. Tiled splash back.



PRIVATE DECKING AREA

Space for table and chairs. Step down to communal gardens.



The property has mutual communal gardens offering seclusion and privacy with a variety of shrubs and trees. Large lawn areas. Outside lighting. Communal parking.



Agents Note:

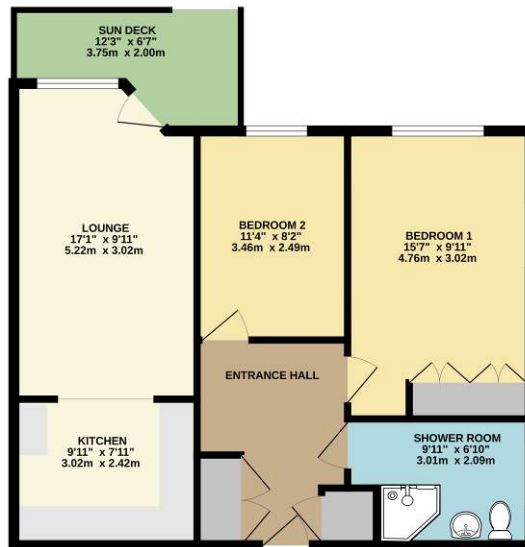
The apartment is fitted with emergency pull cords. There is an on-site block manager. There is a communal lounge, conservatory and guest room.

Lease: 125 years from 2002, therefore, approximately 105 years remaining.

Ground Rent: £500 per annum.

Service Charge: Approx £3,500 per annum.

Managing Agent: First Port Retirement Property Services Ltd.



TOTAL FLOOR AREA: 647 sq ft (60.1 sq m) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, walls, ceilings and any other parts are approximate and no responsibility is taken for any error or omission of measurement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The layout, fixtures and appliances shown have not been tested and no guarantee as to their operability is offered on the plan.
 Made with Intercept 2023

Consumer Protection from Unfair Trading Regulations 2008.

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