

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Harris Court, Hillcrest Road, Hockley, SS5 4QD



O.I.E.O £170,000

Located on the corner of a private road in Hockley and only a short walk to mainline railway station, local schools and shops, is this one bedroom purpose built first floor apartment, which would be ideal for first time purchaser or investor. Offered with no onward chain. Viewing advised. Our Ref: 19399.

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Entrance via communal entrance door with security entry system into communal entrance hall. Stairs to first floor accommodation.

uPVC double glazed door to flat.

ENTRANCE HALL

Entry phone system. Full height airing/storage cupboard. Access to loft. Radiator.



LOUNGE 12' 8" x 11' 9" (3.86m x 3.58m)

Double glazed window to front aspect. Radiator. Coving to plastered ceiling. Door through to kitchen.



KITCHEN 10' 8" x 8' (3.25m x 2.44m)

Double glazed window to front aspect. A range of base and eye level units incorporating roll top work surface with a one and a half stainless steel sink drainer unit. Space for freestanding cooker. Space and plumbing for appliances. Tiled splash backs. Built in storage cupboards with sliding doors. Plastered ceiling.



BEDROOM 10' 9" x 10' 8" (3.28m x 3.25m)

Double glazed window overlooking communal gardens. Fitted wardrobe with sliding doors. Radiator. Coving to plastered ceiling.





SHOWER ROOM

Obscure double glazed window to rear aspect. A three piece suite comprising corner tiled shower cubicle with thermostatic shower, pedestal wash hand basin and close coupled wc. Radiator. Part tiled walls. Tiled flooring.



EXTERIOR.

The property has communal gardens to the rear.

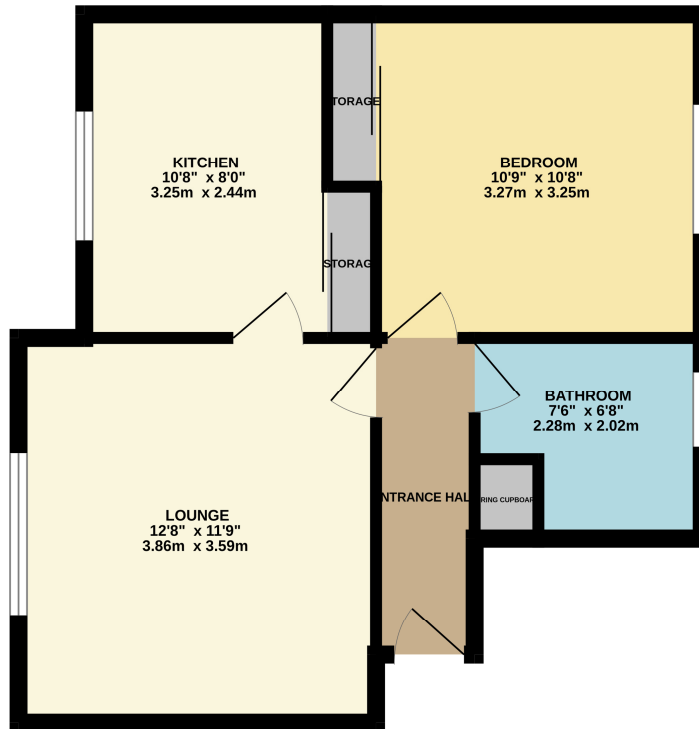


Agents Note:

Lease : 95 years remaining.

Service Charge and Ground Rent: £1,201 per annum.

GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 450 sq.ft. (41.8 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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Consumer Protection from Unfair Trading Regulations 2008.

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