

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Oak Lodge, Southend Road, Hockley, SS5 4PQ



**Guide Price:
£200,00 - £225,000**

Situated in the much sought after Oak Lodge Development within the heart of Hockley is this spacious two bedroom ground floor over 55's retirement apartment with rarely available own independent access and benefitting from several communal areas and allocated parking. Within very close walking distance to all local amenities. No onward chain. Our Ref: 18853.

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Entrance via security entrance door to communal entrance hall. Double opening doors to communal lounge. Stairs to first floor accommodation.

Personal door to apartment.

ENTRANCE HALL 11' 10" x 8' 4" (3.61m x 2.54m)

Double opening storage cupboard. Airing cupboard.



LOUNGE 16' 10" x 9' 9" (5.13m x 2.97m)

Double glazed entrance door to front aspect providing personal access to exterior. Double glazed window to front aspect. Electric storage radiators. Coving to plastered ceiling. Open plan to kitchen.



KITCHEN 9' 9" x 7' 11" (2.97m x 2.41m)

A range of base and eye level units incorporating roll top work surface with stainless sink drainer unit. Integrated electric oven with electric hob and extractor hood above. Space and plumbing for appliances. Integrated fridge freezer. Tiled splash backs. Coving to plastered ceiling.



BEDROOM ONE 15' 7" x 10' (4.75m x 3.05m)

Double glazed window to front aspect. Coving to plastered ceiling. Electric storage radiator.



BEDROOM TWO 11' 7" x 8' 4" (3.53m x 2.54m)

Double glazed window to front aspect. Coving to plastered ceiling. Electric storage radiator.



SHOWER ROOM

Obscure double glazed window to side aspect. A three piece suite comprising tiled shower cubicle with thermostatic shower, pedestal wash hand basin and close coupled wc. Part tiled walls. Coving to plastered ceiling.



Communal Lounge



Communal Lounge

EXTERIOR.

The apartments benefit from large established communal garden areas with outdoor seating. Allocated parking to the front and visitor parking. Mobility scooter charging areas.



Agents Note:

The property is an over 55's apartment block with communal living areas.

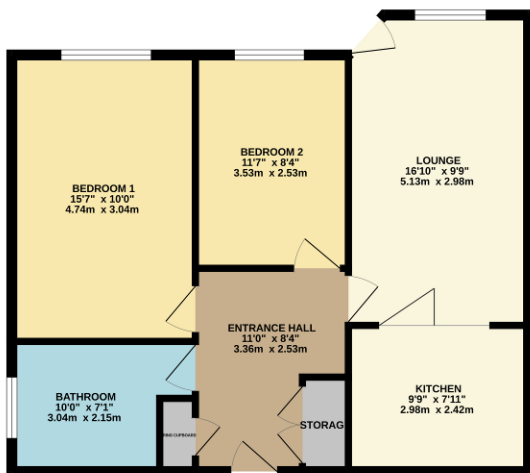
Lease: 125 years from 1st April 2002.

Ground Rent: £450 per annum.

Service Charge: £3,377 per annum.

Manging Agents: First Port Retirement Group.

GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA: 653 sq.ft. (60.7 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, depths and any other data are given as an indication and are not intended to be used for any purpose other than for information. The figures shown are approximate and should not be used for any other purpose. The figures shown are approximate and should not be used for any other purpose. The figures shown are approximate and should not be used for any other purpose.

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 show 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.