

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Flat 28, Oak Lodge, 21 Southend Road, Hockley, SS5 4PQ



Guide Price:  
£230,000

Situated in the sought after Oak Lodge Retirement Complex for the over 55's in the centre of Hockley is this two bedroom first floor apartment with elevated views across Hockley, modern fitted kitchen and shower room, communal lounge areas, beautifully landscaped communal gardens, resident and visitor parking. Within very close walking distance to amenities and bus routes.

**NO ONWARD CHAIN.**

Viewing advised. Our Ref: 19510.

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

[sales@wdhockley.com](mailto:sales@wdhockley.com) | [sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



Entrance via secure entrance door to communal entrance hallway. Stairs and Lift to first floor accommodation.

Personal entrance door to apartment giving access to entrance hall.

#### **ENTRANCE HALL 10' 11" x 8' 4" (3.33m x 2.54m)**

Double opening storage cupboard. Airing cupboard. Coving to plastered ceiling. Access to loft.



#### **SHOWER ROOM**

A three piece suite comprising walk in shower cubicle with thermostatic shower, pedestal wash hand basin with chrome mixer tap and close coupled wc. Heated towel radiator. Hand rails. Part tiled walls. Tiled flooring. Coving to plastered ceiling.



#### **LOUNGE 17' 5" x 9' 11" (5.31m x 3.02m)**

Double glazed semi bay window to front aspect with views across Hockley. Feature fireplace with inset electric fire. Electric storage radiator. Coving to plastered ceiling. Bi folding doors providing access to kitchen.





### **KITCHEN 9' 11" x 8' 2" (3.02m x 2.49m)**

A range of base and eye level units incorporating roll top work surface with an inset stainless steel sink drainer unit. Integrated electric oven with electric hob and extractor above. Integrated washing machine. Integrated fridge freezer. Part tiled walls. Wood effect flooring. Coving to plastered ceiling.



### **BEDROOM ONE 15' 6" x 10' (4.72m x 3.05m)**

Double glazed window to front aspect with views across Hockley. Fitted wardrobes. Electric storage radiator. Coving to plastered ceiling.



### **BEDROOM TWO 11' 8" x 8' 4" (3.56m x 2.54m)**

Double glazed window to front aspect with views across Hockley. Electric storage radiator. Coving to plastered ceiling.

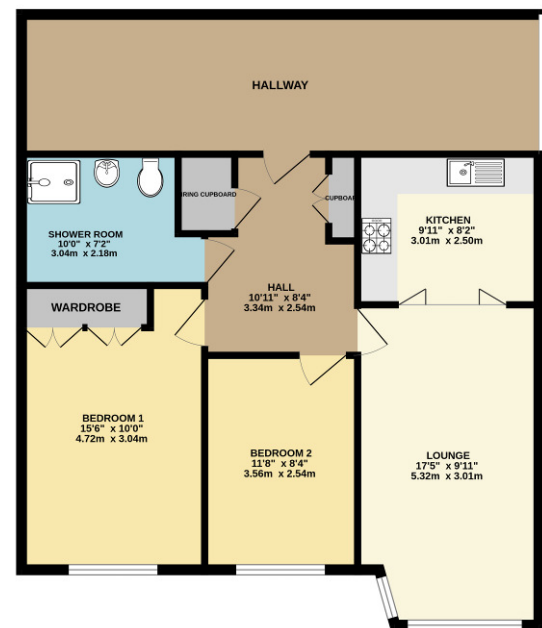


## EXTERIOR.

The property has mutual communal gardens offering seclusion and privacy with a variety of shrubs and trees. Lawn areas. Exterior lighting. Communal and visitor parking.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners 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.  
Made with Metshape 17.02.04

### **Agents Note:**

*Oak Lodge is a retirement development for the over 55's.  
Lift to the first floor accommodation  
With a communal lounge, double glazed conservatory over looking the gardens and guest suite.  
The vendors have advised that the Lease is 125 years from commence date of 1st April 2002.  
Ground Rent: £475.37 yearly.  
Service Charge: £1,990.84 six monthly.  
Managing Agents: Firstport Retirement Property Services Ltd.*

### **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.