

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Flat 8, Oak Lodge, 21 Southend Road, Hockley, SS5 4PQ



£250,000

In the sought after Oak Lodge Retirement Complex for the over 55's is this stunning two bedroom ground floor apartment. Offering a larger footprint than average with en suite to spacious master bedroom, own decking area from the lounge with views over the well maintained communal gardens, allocated parking and visitor parking. Located within a very short stroll to shops, bus routes, station and amenities.

Council Tax Band: C. EPC Rating: TBC.

No onward chain. Our Ref: 19631.

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Accommodation comprises:

Entrance via security entrance door to communal entrance hall.

Personal door to apartment.

SPACIOUS ENTRANCE HALL

Electric storage radiator. Built in storage cupboard. Double built in storage cupboard. Coving to plastered ceiling.



LOUNGE 16' 10" x 9' 10" (5.13m x 3m)

Double glazed window to rear overlooking the communal gardens. Electric storage radiators. Coving to plastered ceiling. Open through to kitchen. Double glazed door providing access onto **PRIVATE DECKED AREA**.



KITCHEN 9' 10" x 7' 7" (3m x 2.31m)

A range of base and eye level units incorporating roll top work surface with sink drainer unit. Integrated electric oven with electric hob and extractor above. Space and plumbing for washing machine. Space and housing for fridge freezer. Wood effect flooring. Coving to plastered ceiling.



BEDROOM ONE 15' 2" x 12' 9" (4.62m x 3.89m)

Double glazed window to rear overlooking the communal gardens. Recess with built in wardrobes. Further built in wardrobes to one wall. Door to en suite.

Agents Note:

This is a larger than average bedroom for the complex.



EN SUITE

A three piece suite comprising and tiled shower cubicle with electric shower, pedestal wash hand basin with chrome mixer tap and close coupled wc. Electric towel radiator. Tiled walls. Tiled flooring. Coving to plastered ceiling.



BEDROOM TWO 11' 6" x 9' 3" (3.51m x 2.82m)

Double glazed window to rear overlooking the communal gardens. Electric radiator. Coving to plastered ceiling.



SPACIOUS SHOWER ROOM

A three piece suite comprising double walk in shower cubicle with body jets and electric shower, pedestal wash basin and close coupled wc. Electric towel radiator. Part tiled walls. Tiled flooring. Coving to plastered ceiling.



EXTERIOR.

The property has direct access from the lounge onto own decking area with balustrade with ample space for table and chairs. Steps down to well maintained communal garden.



To the **FRONT** there is resident and visitor parking. Sheltered charging point for mobility scooters.

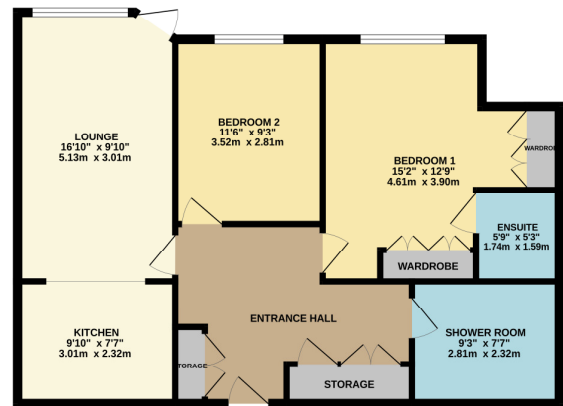
Agents Note:

Oak Lodge is a retirement development for the over 55's. With a communal lounge, conservatory and guest suite. The vendors have advised that the Lease is 125 years from commence date of 1st April 2002. Ground Rent: £475.37 per year. Service Charge: £1,990.84 paid every six months. Managing Agents: Firstport Retirement Property Services Ltd.



Communal Lounge

GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq.ft. (71.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing measurements, measurements of floors, elevations, heights and other details are approximate and no responsibility is taken for any error or omission in this description. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify all measurements and details before entering into any purchase agreement. Plans are not to scale. 10/10/2024
Mark Wolf-Herzog 02024

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.