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**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Henry Crescent, Rochford, SS4 1GU



**Guide Price:**  
**£260,000 - £270,000**

Situated on the sought after Hall Road Development is this immaculately presented two bedroom ground floor flat overlooking the park and square. Having a large lounge/diner, modern kitchen, two good size bedrooms and modern bathroom. Externally there is designated parking to the rear. Located close to local shops, amenities and mainline railway station.

Council Tax Band: B. EPC Rating: B.  
Viewing highly recommended. Our Ref: 19961.

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

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01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



Accommodation comprises:

Entrance via security entrance door via the car park to communal entrance hall.

Personal door to property.

### ENTRANCE HALL

Two storage cupboards. Half panelled walls. Plastered ceiling. Doors to lounge/diner, bedrooms and bathroom.



### LOUNGE/DINER 14' 1" x 14' 1" into bay window (4.29m x 4.29m)

uPVC double glazed bay window with shutters overlooking the central square and park. Radiator. Plastered ceiling. Open into kitchen.



### KITCHEN 8' 2" x 8' 1" (2.49m x 2.46m)

uPVC double glazed window to rear aspect. A range of modern base and eye level units incorporating work surface with sink drainer unit. Electric oven. Gas hob. Space and plumbing for washing machine. Integrated fridge freezer. Integrated dishwasher. Splash backs. Plastered ceiling with downlights. Tiled flooring.





#### **BATHROOM 9' 4" x 8' 2" (2.84m x 2.49m)**

A three piece suite comprising panelled bath with shower over, wash hand basin and close coupled wc. Heated towel rail. Tiled around bath. Part tiled walls. Tiled flooring. Plastered ceiling with downlights.



#### **BEDROOM ONE 14' 4" x 10' (4.37m x 3.05m)**

Two uPVC double glazed windows with shutters to front aspect. Radiator. Plastered ceiling.



#### **BEDROOM TWO 9' 4" x 8' 2" (2.84m x 2.49m)**

uPVC double glazed window to rear aspect. Radiator. Plastered ceiling.



#### **EXTERIOR.**

Designated block paved parking to the rear. Lawn area. Communal bin sheds and communal bike sheds with racks both with fob access.







The front has a large central square and park incorporating play area/dog walking. Visitor parking.



**Agents Note:**  
*The flats were built in 2019 with a 991 year lease remaining.*  
*Lease commenced 30th January 2019.*  
*Ground Rent : £250 annually*  
*Annual Service Charge : £2,139.20 - paid over quarterly instalments of £534.80.*  
*Managing Agent : POD Management.*

GROUND FLOOR  
 609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 609 sq.ft. (56.6 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan, measurements of floors, walls, rooms and any other areas are approximate and no responsibility is taken for any errors or omissions in the diagram. The plan is for illustrative purposes only and should not be used as a basis for any purchase or sale of the property. The agent, its agents and its employees are not liable for any errors or omissions in the plan.  
 10/11/19  
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**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.