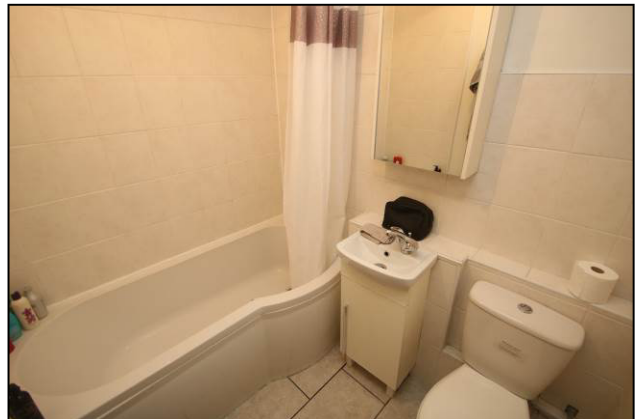


Parklands, Rochford, SS4 1SY



£ 123,000

BRAND NEW 99 YEAR LEASE ON COMPETION!

Situated in this popular development is this well presented first floor studio flat with spacious lounge with archway leading through to bedroom, separate kitchen and ample communal parking.

NO ONWARD CHAIN. EPC Rating: D. Our Ref: 17124.

Directions: Proceeding from the centre of Hockley and at the Spa roundabout take the Southend Road sign posted Ashingdon/Rochford. Continue along this road and turn left at the mini roundabout into Rectory Road. Continue along this road and under the railway bridge and take the 3rd turning on the right hand side into Eastbury Avenue which changes into Parklands half way down.

Tel: 01702 200666 www.williamsanddonovan.com

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU email: hockleysales@williamsanddonovan.com

Company No. 4510230 VAT Registration No. 725 9879 75



Communal entrance into communal hallway. Stairs leading to all floors. The property can be found on the first floor.

Personal entrance door to entrance hall.

ENTRANCE HALL

Large storage cupboard.

BATHROOM

A three piece suite comprising bath with shower above, pedestal wash hand basin and low level wc.

LOUNGE 11' 11" x 10' 6" (3.63m x 3.2m)

Double glazed window. Wood effect flooring. Wall mounted electric heater. Archway to kitchen and bedroom.



BEDROOM 6' 10" x 6' 1" (2.08m x 1.85m)

Built in double wardrobe with sliding door.



KITCHEN 6' 11" x 6' 10" (2.11m x 2.08m)

Double glazed window. A range of base and eye level units incorporating roll edge work surface with an inset stainless steel sink drainer unit. Built in oven. Built in electric hob. Space for fridge freezer and washing machine. Tiled splash back. Tiled flooring.

EXTERIOR.

Ample communal parking.



Agents Note:

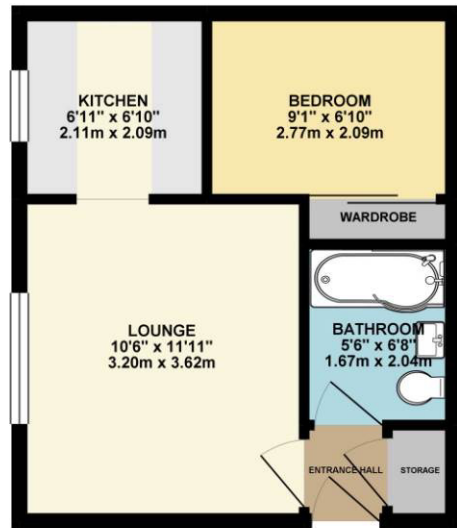
Currently a Lease of around 70 years (which is being extended to 99 years upon completion).

Ground Rent of £80 per annum.

Service Charge of around £80 per month.

Managing Agent is Sorrells.

GROUND FLOOR 300.02 sq. ft.
(27.87 sq. m.)



TOTAL FLOOR AREA: 300.02 sq. ft. (27.87 sq. m.) APPROX.

We have every attempt to ensure the accuracy of the floorplan contained herein. Measurements of rooms, sections, rooms and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over the year.
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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.