

## The Swans, 289 Ferry Road, Hullbridge, SS5 6NA



O.I.R.O. £275,000

**PRICED FOR A QUICK SALE** is this stunning, two bedroom ground floor apartment built in 2019 by reputable local builder, benefiting from having open plan lounge/dining/kitchen, two double bedrooms, luxury shower room, own low maintenance garden and off-street parking for two vehicles. Long Lease - 999 yrs and share of Freehold.

**NO ONWARD CHAIN.**

EPC Rating: B. Our Ref 17276

***Directions:** Proceeding from the centre of Hockley heading towards Rayleigh continue across mini roundabout and take to first right into Folly Lane. At the end of Folly Lane turn right into Church Road and continue to the end of the road turning left into Lower Road. Continue along Lower Road to the mini roundabout and take the 2nd exit into Ferry Road.*



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

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU email: [hockleysales@williamsanddonovan.com](mailto:hockleysales@williamsanddonovan.com)

Company No. 4510230 VAT Registration No. 725 9879 75

Entrance via communal entrance door with Secure Video Entry System to



### COMMUNAL ENTRANCE

Personal entrance door to

### SPACIOUS HALLWAY

Security Entry Monitor. Large built-in double storage cupboard. Additional single storage cupboard. Karndean flooring. Under floor heating. Plastered ceiling. Inset spot lights.



### OPEN PLAN LOUNGE/DINING/KITCHEN 16' 11" x 16' 8" (5.16m x 5.08m)

Double opening doors from hallway. Two sets double glazed French doors providing access to own garden. High specification fitted kitchen comprising range of modern fitted base and eye level units. Complimentary Quartz work surface. Inset stainless steel sink with mixer tap. Grey glass splash back. Inset gas hob with extractor hood over. Inset low level oven. Built-in eye level microwave. Integrated fridge/freezer. Integrated washer/dryer. Integrated dish washer. Karndean flooring. Under floor heating. Plastered ceiling. Inset spot lights.



### **BEDROOM ONE 14' 6" x 9' 4" (4.42m x 2.84m)**

Double glazed window to the side aspect. Under floor heating. Plastered ceiling.



### **BEDROOM TWO 9' 7" x 9' 4" (2.92m x 2.84m)**

Double glazed window to the side aspect. Under floor heating. Plastered ceiling.



### **LUXURY SHOWER ROOM**

Wall hung, concealed cistern WC. Inset wash hand basin with vanity storage below. Large walk-in double shower with shower screen. Extractor fan. Chrome effect 'ladder' radiator. Tiled floor. Under floor heating. Quality tile walls. Sensor lighting.



### **EXTERIOR**

Own low maintenance garden with Resin patio providing space for table and chairs. Artificial lawn area. Wrought iron railings to borders. Two allocated parking spaces.



### **Agents Note:**

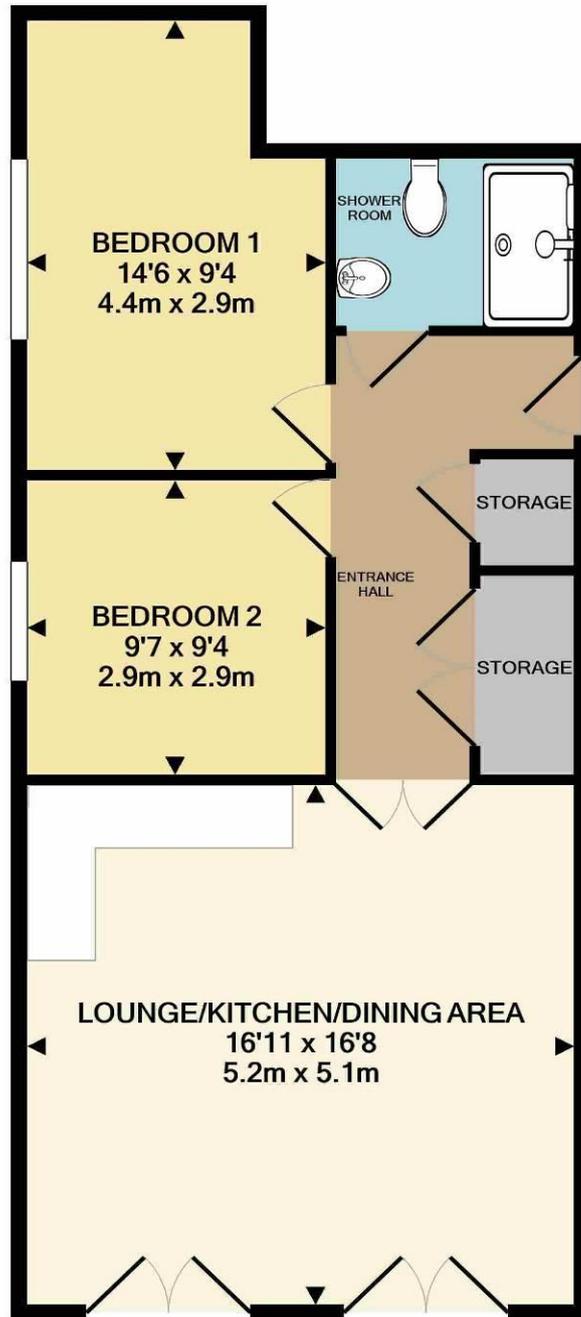
*Leasehold - 999 years from 01/01/2019*

*No Ground Rent*

*£850 pa.*

*1/12th share of Freehold*

*Build with BLP Builders Defect Warranty - 10 year.*



**TOTAL APPROX. FLOOR AREA 646 SQ.FT. (60.1 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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 Metropix ©2021