



Flat 4, 99 Greensward Lane, Hockley, Essex, SS5 5HG

One Bedroom First Floor Flat / Price: £175,000 Leasehold / Tel: 01702 207720





What a fabulous opportunity for first time buyers and investment clients to buy this well decorated **first floor flat** which delivers bright living space to include lounge with recently fitted carpet, a fitted kitchen that has appliances included in the sale price, a white bathroom suite with wall mounted shower over the bath and a good size bedroom. Outside you will love the communal garden which is perfect for relaxing during those warm summer evenings and the weekend, add to that an allocated parking space to the front and you will appreciate why we expect plenty of interest. The property is empty, and we hold keys for an immediate viewing inside.

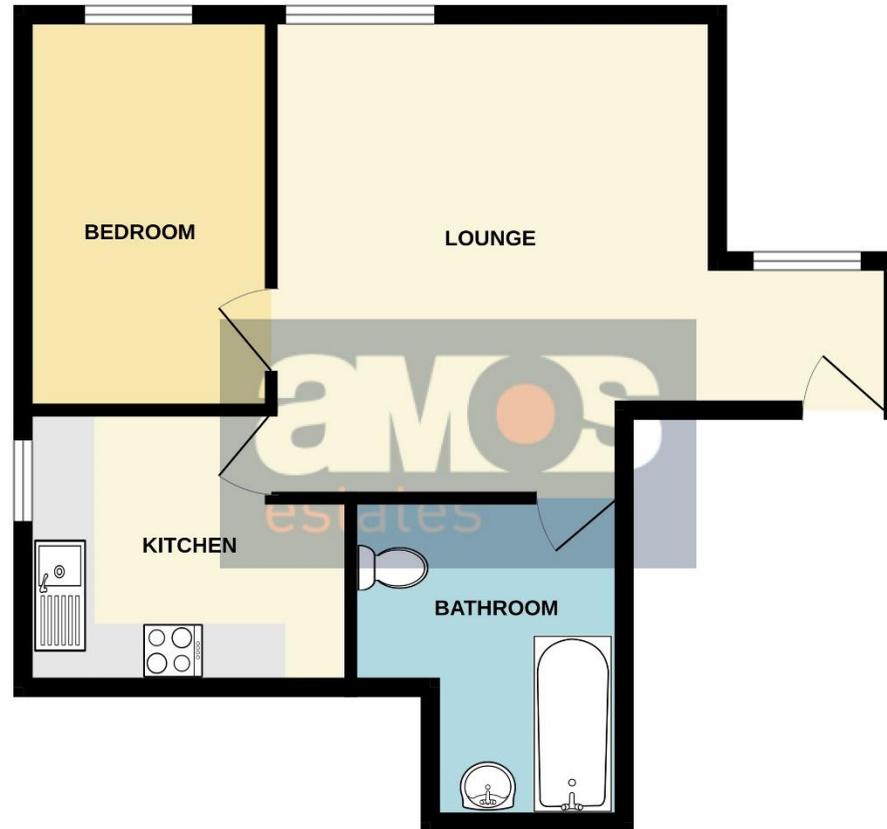
Location wise the property is within short walking distance of Hockley train station with fast, direct access to London and the Village shops and eateries.

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# A space to call home.

GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 461 sq.ft. (42.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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## Highlights

- / First Floor Flat
- / Well Decorated Rooms
- / Lounge with Space for Dining Table
- / Bathroom with Bath & Electric Shower
- / Kitchen with Appliances Included
- / Double Glazed Windows
- / Gas Radiator Heating
- / Communal Garden
- / Allocated Parking Space
- / Walk to Shops and Station
- / Share of Freehold
- / 995 Years remaining on lease
- / EPC Rating: D



Entrance door providing access to communal hallway.

### **Communal Hallway /**

Staircase to first floor with wall mounted handrail, wood effect floor covering and fitted carpet to stairs, private entrance door leading to:

### **Entrance Lobby /**

Double glazed window to front aspect, coved and plastered ceiling, open plan access to:

### **Lounge /**

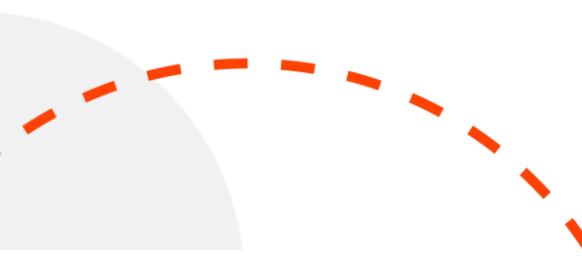
14'10 x 14'1 max

Double glazed window to front aspect, radiator, coved and plastered ceiling, power points, fitted carpet, white wood doors leading to rooms off:

### **Kitchen /**

8'6 x 7'3

Fitted at both eye and base level in range of modern units with wood roll top work surface over, appliance space for fridge and washing machine, freestanding electric oven and hob, inset sink unit with mixer tap, tiled work areas, power points, double glazed window, wall mounted boiler, plastered ceiling, floor covering.



## Bedroom /

12' x 7'6

Double glazed window to front aspect, radiator, fitted carpet, power points, coved and plastered ceiling.

## Bathroom /

7'6 x 6'5

White suite comprising of bath with separate taps and wall mounted electric shower unit over, pedestal wash hand basin and toilet, floor covering, tiled wall areas, plastered ceiling, wall mounted vanity cupboard, extractor fan.

## Communal Rear Garden /

Well-tended shared space with lawn, clothes hanging space, secure fenced boundaries, and locked gate. space for storage shed.

## Front Garden /

Allocated car parking space.

## Terms of Lease /

Approx 995 years unexpired term. A quarter share of the freehold is included in the sale. \*No SERVICE CHARGES\* Any expenditure agreed between the directors, Only regular cost is the buildings Insurance approx £163 pa

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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

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