



Flat 19 Oak Lodge, 21 Southend Road, Hockley, Essex, SS5 4PQ

Two Bedroom Second Floor Apartment / **Price:** £245,000 Leasehold / **Tel:** 01702 207720





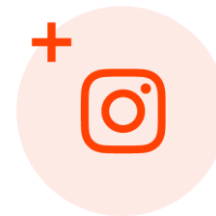




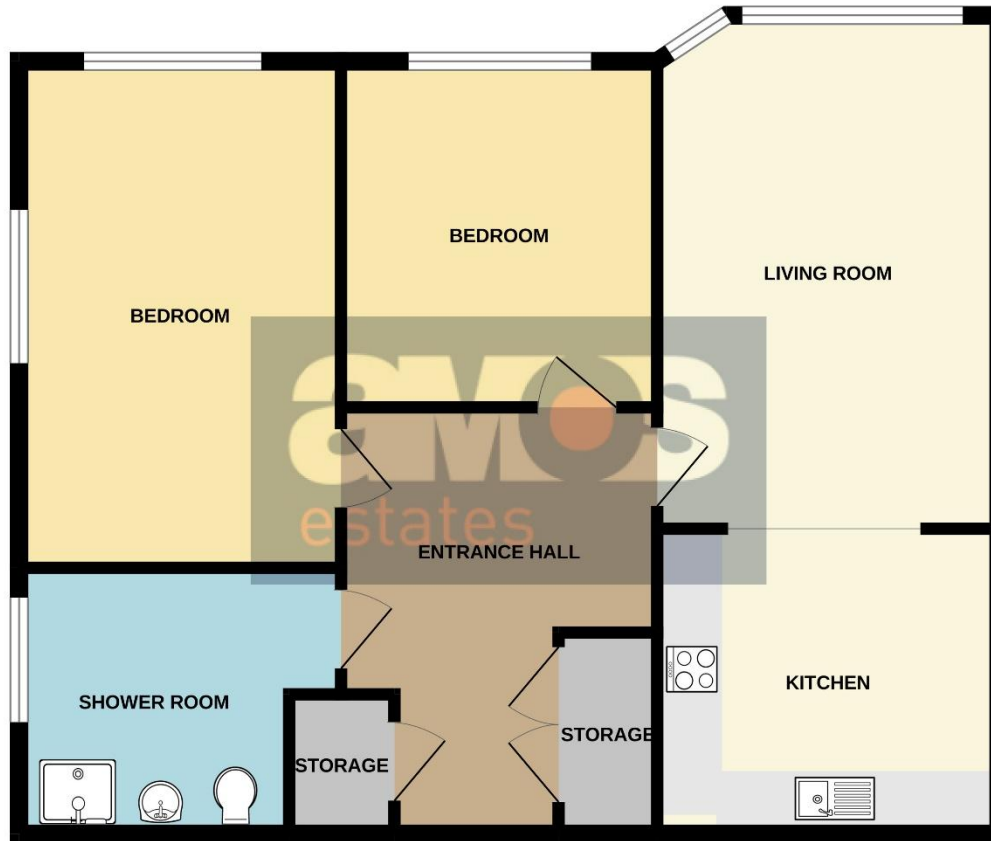
Welcome to this well-positioned **two-bedroom over 55's** retirement flat, located on the second floor and offering comfortable, easy living in a friendly community setting. Inside, the property features an entrance hall leading to a spacious open-plan living area and kitchen, ideal for relaxing or entertaining. There are two good-sized bedrooms, a three-piece shower room, and useful storage cupboards throughout. The development also provides access to attractive communal gardens and shared indoor spaces.

Location wise you are very close to the Village shops and eateries, the train station with fast, direct access to London, great local schools and beautiful woodland and countryside walks.

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GROUND FLOOR  
778 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.3 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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## Property Information

- / Second Floor Over 55's Retirement Flat
- / Two Bedrooms
- / Three Piece Shower Room
- / Open Plan Living Room & Kitchen/Diner
- / Secure Entry Phone System
- / Allocated Parking
- / Communal Gardens & Living Areas
- / EPC Rating: C
- / Council Tax Band: C
- / No Onward Chain





Entrance door leading to:

### **Communal Entrance Hall /**

Fitted carpet, seating area, staircase to first floor living accommodation with fitted carpet and wood balustrade alongside a lift, entry door system to first floor living area, managers office, electric radiators, power points.

### **Communal Living Space & Kitchen /**

Double glazed windows, fitted carpet, seating areas, fitted kitchen fitted at eye and base level including sink unit and fridge, feature fireplace, electric radiators, power points, open access to conservatory area providing access to the front garden.

### **Communal First Floor Landing /**

Wood balustrade, fitted carpet, seating areas, access to guest room providing seating and visitor stays, lift access to second floor accommodation.

Door to:

### **Entrance Hall /**

**11'2 x 8'5**

Plastered and coved ceiling, fitted carpet, storage cupboard, cupboard housing boiler, secure entry phone system, electric radiator, doors leading off:

### **Shower Room /**

**8'7 x 7'1**

Three-piece suite comprising of pedestal hand wash basin with mixer tap, safety glass cubicle with fitted shower unit, double glazed window to side aspect, plastered and coved ceiling, part tiled walls.



## Open Plan Living Room & Kitchen/Diner / 25'5 x 10'0

### Lounge /

Double glazed window to rear aspect, plastered and coved ceiling, fitted carpet, electric radiator, power points, open access to:

### Kitchen /

Fitted at both eye and base level in a range of wood roll units with working surface over, integrated fridge/freezer, integrated electric hob with extractor fan above, integrated oven, stainless steel sink unit with mixer tap and drainer, space for dining table, wood effect floor covering, plastered and coved ceiling, part tiled walls.

### Bedroom One /

15'5 x 9'9

Double glazed windows to rear and side aspect, plastered and coved ceiling, fitted carpet, electric radiator, power points.

### Bedroom Two /

15'5 x 9'9

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

### Exterior /

Well maintained communal grounds, mobility scooter charging point, storage sheds and bin storage. Allocated Parking.

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

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.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.









