



## Spa Place

Main Road | | Hockley | SS5 4GE

Guide Price £325,000

**bear**  
*Estate Agents*

# Spa Place

\*Guide Price £325,000 - £350,000\*

Bear Estate Agents are honoured to bring to the market this stunning two double bedroom second floor apartment in the centre of Hockley. This rare find benefits from private parking, close proximity to the stunning Hockley Village, two double bedrooms, ensuite to master, large main bathroom, south facing balcony and a generous open plan lounge/kitchen/diner & breakfast room. A must view.

- Second Floor Luxury Apartment
- Stones Throw From The Gorgeous Hockley Village
- Two Bathrooms ( Ensuite To Master Bedroom)
- Walking Distance To Hockley Train Station With Links To London Liverpool Street
- Newly Fitted Modern Kitchen With Breakfast Area
- Lift Service Included To All Floors
- High Specification Through-Out
- Entry Intercom Sytem
- Large Open Plan Lounge / Dining Area
- South Facing Balcony Access Via Lounge And Master Bedroom



## Communal Entrance Hall

Entered via intercom system. The hallway benefits from locked post-boxes, stairs to all floors and lift service.

## Main Hallway

12'10 x 6' > 3'03 (3.91m x 1.83m > 0.99m)

High ceilings through-out, storage cupboard, inset spotlights, power points and doors too:-



### Open Plan Lounge/Kitchen/Diner

21'05 > 9'04 x 15'01 (6.53m > 2.84m x 4.60m)

High ceilings with inset spotlights, CAT 6 cabling, power points and courtesy door onto south facing balcony. Space for a small dining table in the lounge area, space for a breakfast table in the kitchen area. Windows to front aspect. The kitchen comprises of modern top and base units with a quartz work top and built in dual sink. The appliances are fitted through-out including fridge/freezer, 4 ring induction hob, fitted microwave and oven.

### Balcony

15'08 x 4'11 (4.78m x 1.50m)

South facing and obscure screens to all angles. Space for dining table and chairs.

### Bedroom One

12'10 x 11'03 > 8'06 (3.91m x 3.43m > 2.59m)

Space for dressing area, power points, windows to front aspect, space for built in storage, AV points and doors too:-

### Ensuite

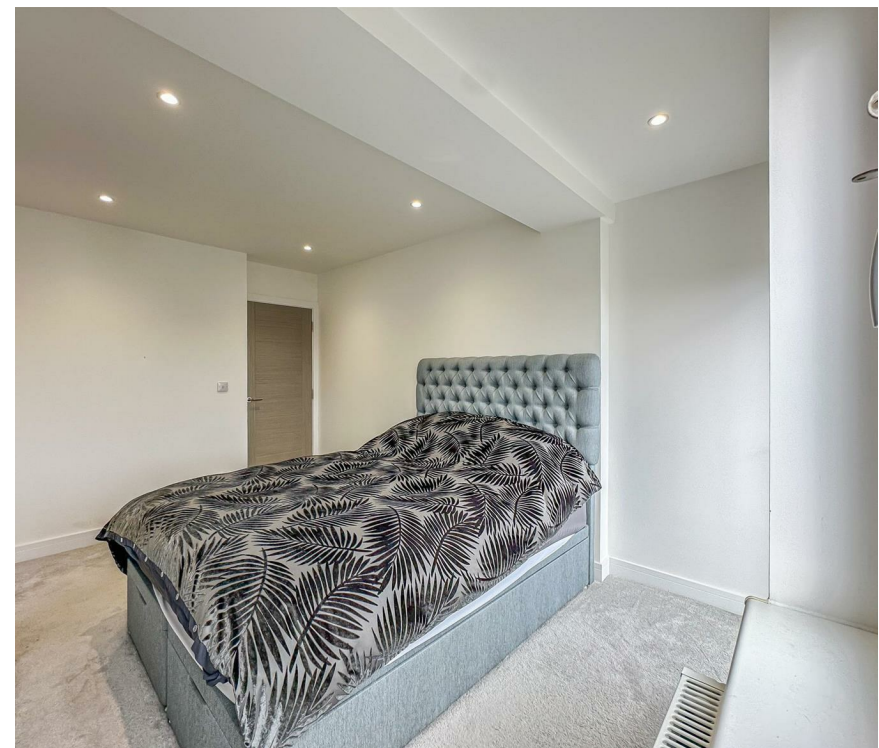
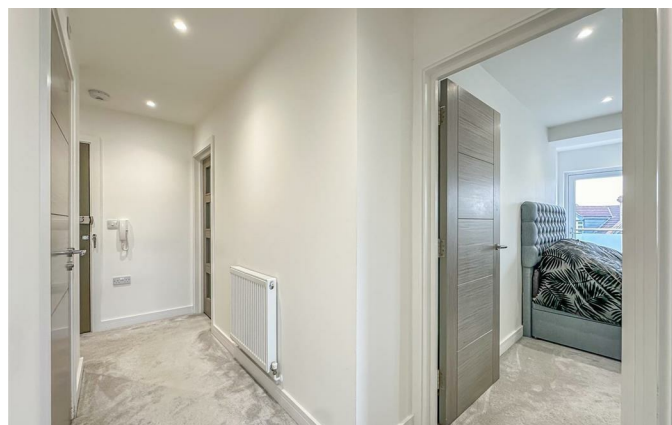
8'08 x 3'11 (2.64m x 1.19m)

Double width walk-in shower with feature tile surround, inset spotlights and extra fan, vanity unit, wall mounted mirror with lighting and dual flush WC.

### Bedroom Two

9'06 x 8'02 (2.90m x 2.49m)

Windows to side aspect, fitted storage cupboard, fitted wardrobes with built in lighting and power points through-out.



## Bathroom

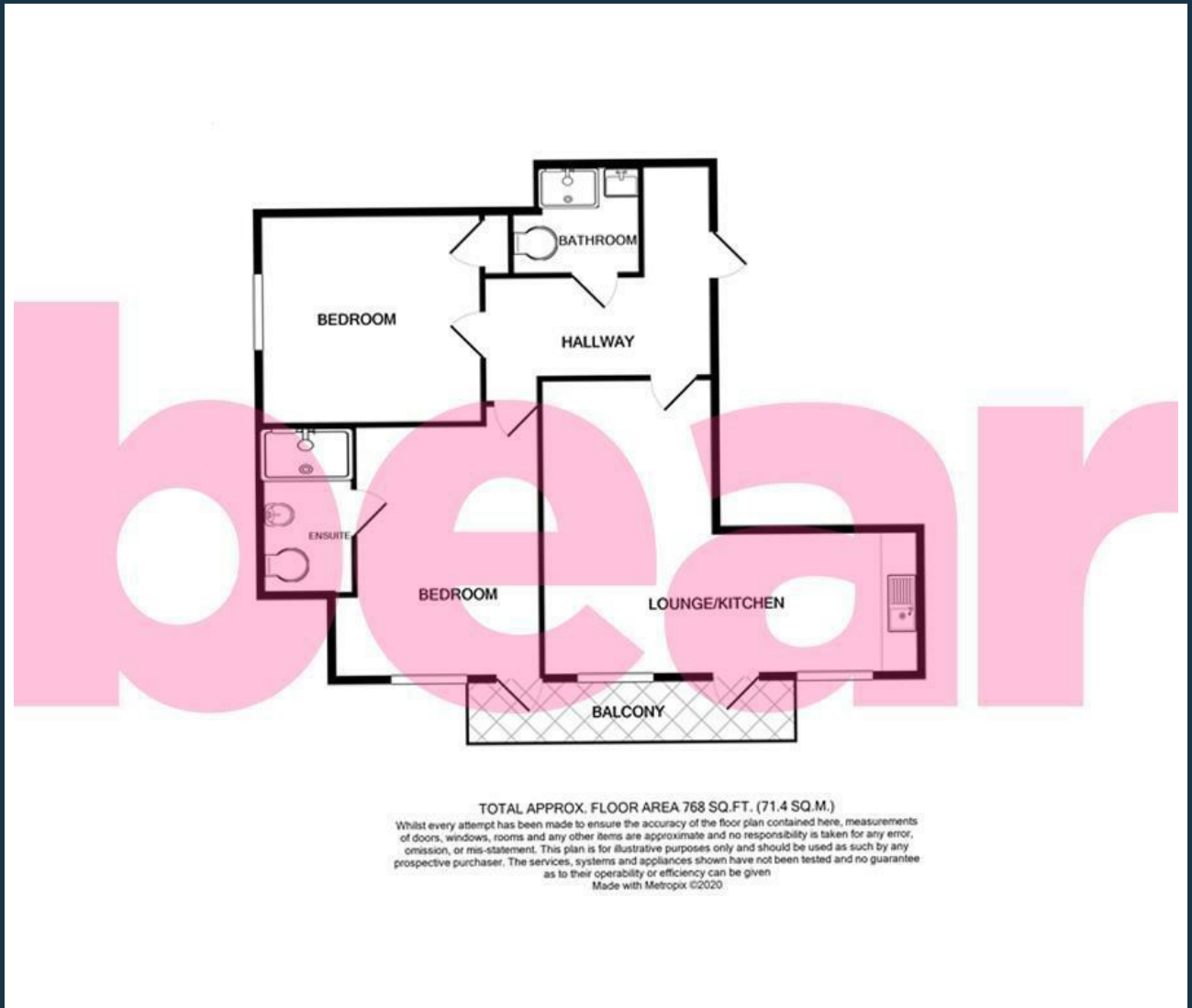
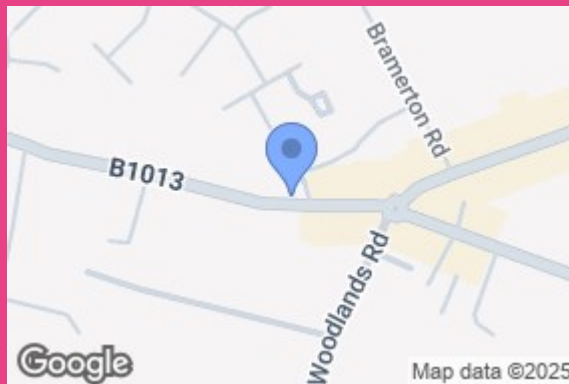
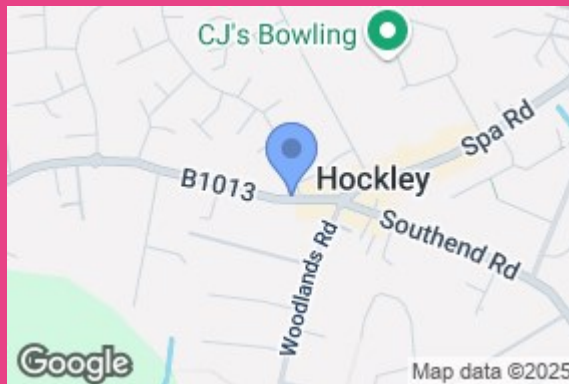
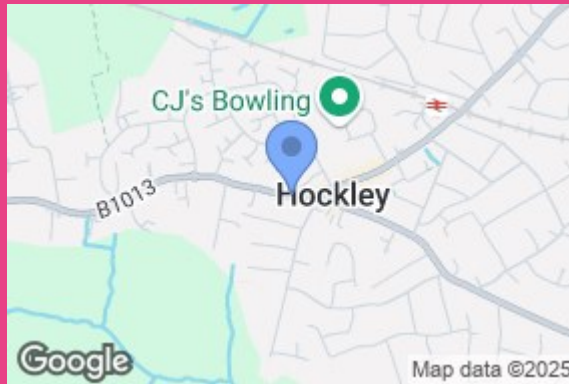
6'09 max x 5'04 (2.06m max x 1.63m)

Three piece suite, consisting of a walk-in shower, dual flush WC, tiling to walls and floors, vanity unit with fitted sink, wall mounted mirror with built in lights .

## Exterior

Access via a private road, parking, visitors space and bin storage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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