

Flat 1 The View, 106 Lower Road, Hullbridge, Essex, SS5
6DD
Guide Price £300,000

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Estate Agents



Guide Price £300,000 - £325,000

This newly built two bedroom ground floor flat located in The View, one of the newer complexes in Hullbridge, boasts two generously sized double bedrooms - offering a blend of modern daily living and local practicality, this is perfect for first time buyers and downsizers alike.

The heart of the home is the expansive open-plan kitchen and living room area, designed to create a warm and inviting atmosphere. This space is ideal for entertaining guests or enjoying quiet evenings at home. The modern kitchen is equipped with contemporary fittings and integrated appliances, ensuring both functionality and style.

Completing the property is a well-appointed three-piece suite, providing convenience and comfort for daily living. Additionally, the flat offers the advantage of two off-street parking spaces, a rare find that adds to the overall appeal of this residence.

With its modern features and prime location, this ground floor flat is a wonderful choice for anyone looking to settle in Hullbridge. With location in mind, this property offers great transport links to Hockley and Rayleigh, as well as being walking distance to the River Crouch. Whether you are a first-time buyer or seeking a rental opportunity, this property is sure to meet your needs and exceed your expectations.

Entrance Hall

Smooth ceiling with inset spotlights, access to storage cupboard, power points and access to all other rooms.

Kitchen//Living Room

25'3 x 16'6

Smooth ceiling with inset spotlights, double glazed windows to the front, power points, eye and base level units, integrated oven, gas hob with extractor fan above, sink with mixer tap, integrated fridge freezer and wooden effect flooring throughout.

Bedroom One

17'3 x 13'0

Smooth ceiling with centre ceiling light, double glazed window to the front aspect, power points and carpeted flooring throughout.

Bedroom Two

14'2 x 10'10

Smooth ceiling with centre ceiling light, double glazed window to the front aspect, power points and carpeted flooring throughout.

Bathroom

8'2 x 6'8

Smooth ceiling with inset spotlights, obscure double glazed window

to the side aspect, marble tiles surround and throughout, panelled bath unit, vanity sink unit with storage below, heated towel rail and WC.

Agents Notes

Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Tenure - Share Of Freehold
Service Charges - Circa £1300pa
Council Tax Band - C







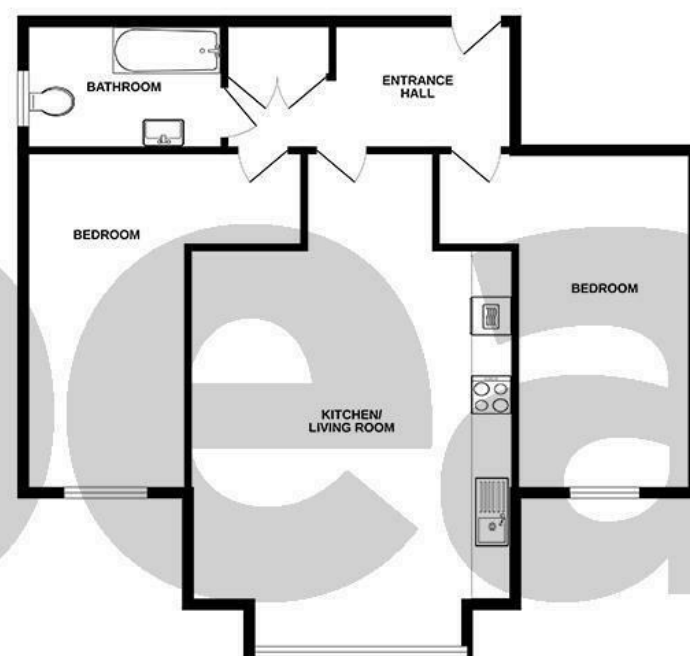
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GROUND FLOOR
80.3 sq.m. (864 sq.ft.) approx.



TOTAL FLOOR AREA: 80.3 sq.m. (864 sq.ft.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, walls and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	