

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Spa Road, Hockley, SS5 4AZ



Guide Price:
£200,000 - £220,000

A PERFECT BUY TO LET OR FIRST TIME PURCHASE

A three bedroom maisonette situated along the main shopping area in Hockley with spacious lounge, modern fitted kitchen and allocated parking. With an approx 99 year lease. Within a very short walking distance to shops and railway station.

Council Tax Band: B. EPC Rating: E.

Viewing advised. Our Ref: 19611.

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Accommodation comprises:

Entrance via entrance porch.

ENTRANCE PORCH

Window to side aspect. Door to entrance hall.

ENTRANCE HALL 9' 10" x 7' 5" (3m x 2.26m)

Window to front aspect. Stairs to first floor accommodation with under stairs storage.

KITCHEN 9' 6" x 8' 10" (2.9m x 2.69m)

Double glazed window to front aspect. A modern fitted kitchen comprising base and eye level units incorporating roll edge work surface with inset one and half stainless steel sink drainer unit. Space and plumbing for appliances. Tiled splash back.



LOUNGE 16' 8" x 11' 3" (5.08m x 3.43m)

Double glazed window overlooking high street. Large walk in storage cupboard. Radiator. Double glazed French doors to balcony.



BALCONY

Wrought iron railings overlooking high street.

FIRST FLOOR LANDING

Storage cupboard housing boiler.

BEDROOM ONE 8' 10" x 8' 4" (2.69m x 2.54m)

Double glazed window to rear aspect. Radiator.



BEDROOM TWO 8' 10" x 8' 4" (2.69m x 2.54m)

Double glazed window to rear aspect. Radiator.



BEDROOM THREE 9' 6" max x 9' 6" (2.9m x 2.9m)

Double glazed window to front aspect. Over stairs storage cupboard. Radiator.



BATHROOM

A three piece suite comprising bath, wash hand basin and close coupled wc. Radiator. Tiled walls. Tiled flooring.



EXTERIOR.

Agents Note:

The freeholders of the flat are First Choice Kitchens & Bathrooms and off-street parking for the flat is available Monday to Saturday between 5.30pm to 8.30am and all day Sunday in the First Choice Kitchens & Bathrooms car parking space in the Co-op car park.

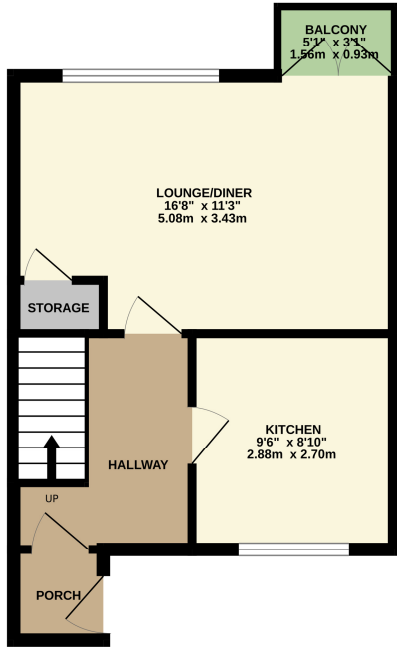
Approx 99 year lease.

Ground Rent: £200 per annum.

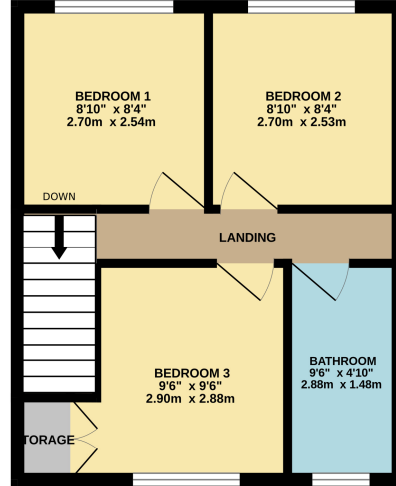
Service Charge: £50 per calendar month including building insurance.

Approximate rental income for this property would be between £950 - £1,100 per calendar month.

GROUND FLOOR
 NaN sq.ft. (NaN sq.m.) approx.



1ST FLOOR
 NaN sq.ft. (NaN 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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Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.