

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Oak Lodge, Southend Road, Hockley, SS5 4PQ



£275,000

Situated in the sought after Oak Lodge Retirement complex for the Over 55s, is this stunning two double bedrooms first floor apartment offering a larger than average footprint, with en suite to master bedroom and open plan lounge/kitchen. The complex benefits from having communal lounge areas, well maintained communal gardens and allocated parking, within a short stroll to local shops, GP surgeries, pharmacies, bus routes and mainline railway station as well as Hockley Woods.

NO ONWARD CHAIN.

Council Tax Band:C. EPC Rating: tbc. Ref 19959

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

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Entrance via **Security Entrance door to COMMUNAL ENTRANCE HALL** with stairs and lift to First Floor.

LANDING

Personal entrance door to

SPACIOUS ENTRANCE HALL

Built-in storage cupboards. Coving to plastered ceiling. Electric storage radiator.



LOUNGE 16' 10" x 9' 10" (5.13m x 3m)

Double glazed window to the front aspect. Coving to plastered ceiling. Electric storage radiator. Open plan through to



KITCHEN 9' 10" x 7' 7" (3m x 2.31m)

Range of base and eye level units. Roll edge work surfaces. Integrated electric oven with electric hob and extractor above. Tiled splash backs. Integrated fridge/freezer. Integrated washing machine. Wood effect flooring. Coving plastered ceiling.



BEDROOM ONE 15' 2" x 12' 9" (4.62m x 3.89m)

Double glazed window to the front aspect. Coving to plastered ceiling. Electric storage radiator.



EN SUITE 5' 9" x 5' 3" (1.75m x 1.6m)

WC with low level cistern. Pedestal wash hand basin. Fully tiled shower cubicle with electric shower. Part tiled walls. Coving to plastered ceiling. Electric heated towel radiator.



BEDROOM TWO 11' 6" x 9' 3" (3.51m x 2.82m)

Double glazed window to the front aspect. Coving to plastered ceiling. Electric storage radiator.



SPACIOUS BATHROOM 9' 3" x 7' 7" (2.82m x 2.31m)

WC with low level cistern. Pedestal wash hand basin. Panelled bath with shower attachment. Part tiled walls. Coving to plastered ceiling. Electric heated towel radiator.



EXTERIOR

Beautifully maintained, secluded communal gardens to the rear.
Private car park with Allocated Parking to the front.
Mobility scooter charging facility.
Bin storage.
Storage shed.



Agents Note:

Oak Lodge Retirement complex is for the Over 55s with Communal Lounge, Conservatory and a Guest Suite.

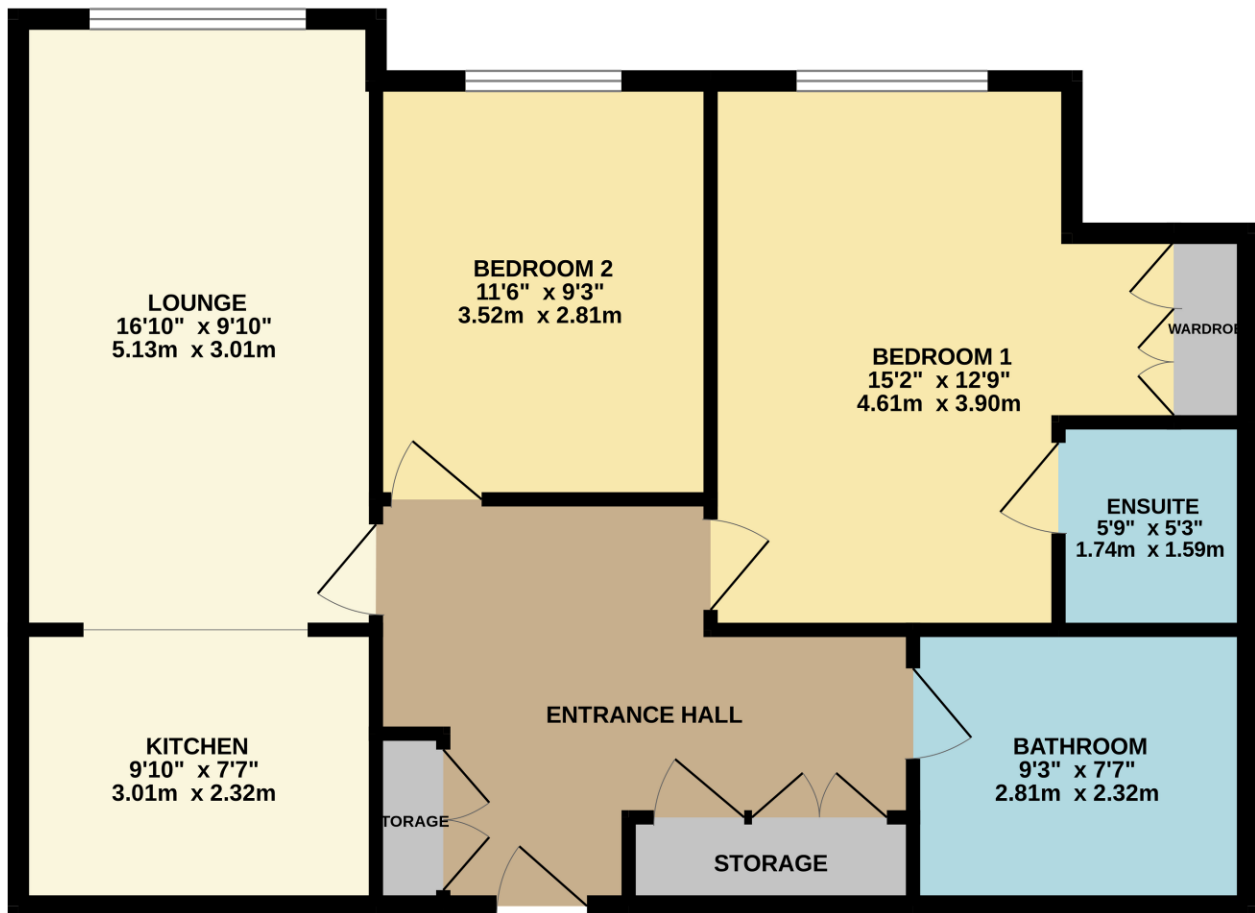
Leasehold: 125 years from 01/04/2002

Ground Rent: £475.37 per annum

Service Charge: £1990.84 per half year (every 6 months)

Managing Agents: First Port Retirement Property Services Ltd

GROUND FLOOR
768 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.3 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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