

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Flat 10, Oak Lodge, Southend Road, Hockley, SS5 4PQ



£275,000

Situated in the sought after Oak Lodge Retirement Complex is this immaculate recently refurbished two bedroom ground floor apartment with the added benefit of a recently refitted composite private decked area accessed directly from the lounge providing perfect outdoor seating overlooking the beautifully maintained communal gardens. Having resident and visitor parking to the front. Within very close walking distance to all local amenities.

NO ONWARD CHAIN. Council Tax Band: C.

EPC Rating: C. Our Ref: 20232.

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

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Accommodation comprises:

Entrance via security entrance door to spacious communal entrance hall. Door to communal, double glazed conservatory and guest suite.

Flat 10 can be found on the ground floor.

Entrance door to entrance hall.

SPACIOUS ENTRANCE HALL 11' 1" x 8' 1" (3.38m x 2.46m)

Entry phone system. Airing cupboard housing water tank. Double opening cupboards housing electric meters and providing further storage. Electric radiator. Recently fitted carpet. Coving to plastered ceiling.



LOUNGE 16' 8" x 9' 10" (5.08m x 3m)

Double glazed window to rear aspect. Double glazed door providing access to recently installed **COMPOSITE DECKING AREA** overlooking the beautifully maintained communal gardens. Electric radiators. Recently fitted carpet. Coving to plastered ceiling. Open plan through to kitchen.



KITCHEN (RECENTLY RENOVATED) 9' 10" x 7' 10" (3m x 2.39m)

A range of modern Shaker style base and eye level units incorporating work surface with inset sink drainer unit. Integrated electric oven. Electric hob with feature brick tiled splash backs. Integrated fridge freezer. Space and plumbing for washer/dryer. Under unit lighting. Electric radiator. Herringbone tiled flooring. Coving to plastered ceiling.



BEDROOM ONE 15' 7" x 9' 10" (4.75m x 3m)

Double glazed window to rear aspect. Fitted wardrobes to one wall. Electric radiator. Recently fitted carpet. Coving to plastered ceiling.



BEDROOM TWO 11' 2" x 8' 2" (3.4m x 2.49m)

Double glazed window to rear aspect. Electric radiator. Recently fitted carpet. Coving to plastered ceiling.



SHOWER ROOM 9' 10" x 6' 10" (3m x 2.08m)

A three piece suite comprising large tiled walk in shower cubicle with electric shower, pedestal wash hand basin with chrome mixer tap and close coupled wc. Electric towel radiator. Tiled flooring. Part tiled walls. Coving to plastered ceiling.



EXTERIOR.

The property has direct access to its own private **DECKED AREA** with balustrade providing ample space for table and chairs with steps down to the well maintained communal gardens.

Beautifully maintained, secluded communal gardens to the rear.

Private car park with parking for residents and visitors.

Mobility scooter charging facility.

Bin storage.

Storage shed.



Communal Entrance Hall



Communal Lounge

Agents Note:

Oak Lodge is a retirement development for the over 55s with communal lounge, conservatory and guest suite.

The vendors have advised that:

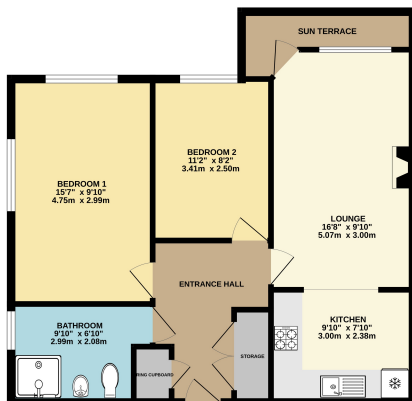
Lease is 125 years from 1st April 2002.

Current ground rent is £475.37 per annum.

Annual service charge of £3,962.70.

Managing Agents: First Port Retirement Property Services Ltd.

GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA: 676 sq.ft. (62.8 sq.m.) approx.
This property has been built to meet the needs of the over 55s retirement community. It is designed to provide a high standard of living for its residents. The property is well located and offers a high standard of living. The property is well located and offers a high standard of living. The property is well located and offers a high standard of living.

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.