

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Broadlands Road, Hockley, SS5 5DS



Guide Price £300,000 - £315,000

Situated in a prime location is this ground floor two bedroom apartment built in 2020 by reputable local builder covered by a Ten year Building Guarantee, benefiting from having luxury open plan fitted kitchen and living area, modern fitted bathroom, own courtyard garden, additional communal garden and one allocated parking space. Close walking distance to mainline railway station, schools and shops.

Council Tax Band: B. EPC Rating: tbc.

Ref 20315

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Entrance via personal double glazed entrance door to

SPACIOUS ENTRANCE HALL

Obscure double glazed window to the front aspect. Wood effect flooring. Plastered ceiling. Radiator. Oak doors to all rooms.



OPEN PLAN KITCHEN/LOUNGE 17' 3" x 16' 4" (5.26m x 4.98m)

Two double glazed Velux windows. Double glazed French doors providing access to own courtyard garden. Comprehensive range of modern high gloss base and eye level units. Inset stainless steel sink drainer unit. Integrated electric oven with Induction hob and stainless steel extractor over. Integrated washing machine. Integrated fridge/freezer. Wood effect flooring. Plastered ceiling. Inset LED spot lights. Radiator.



LUXURY BATHROOM

Obscure double glazed window to the rear aspect. WC with concealed cistern. Pedestal wash hand basin with chrome mixer tap and tiled splash back. Panelled bath with chrome mixer tap, thermostatic shower over and full height glass shower screen. Tiled floor. Part tiled walls. Plastered ceiling. Towel rail radiator.



BEDROOM ONE 12' 3" x 10' 6" (3.73m x 3.2m)

Double glazed window to the rear aspect. Fitted wardrobes to one wall. Plastered ceiling. Radiator.



BEDROOM TWO 10' 6" x 8' (3.2m x 2.44m)

Double glazed window to the front aspect. Plastered ceiling. Radiator.



EXTERIOR

Recently landscaped courtyard garden. Paved patio with shingle surround, fencing and laurel boundaries providing seclusion.

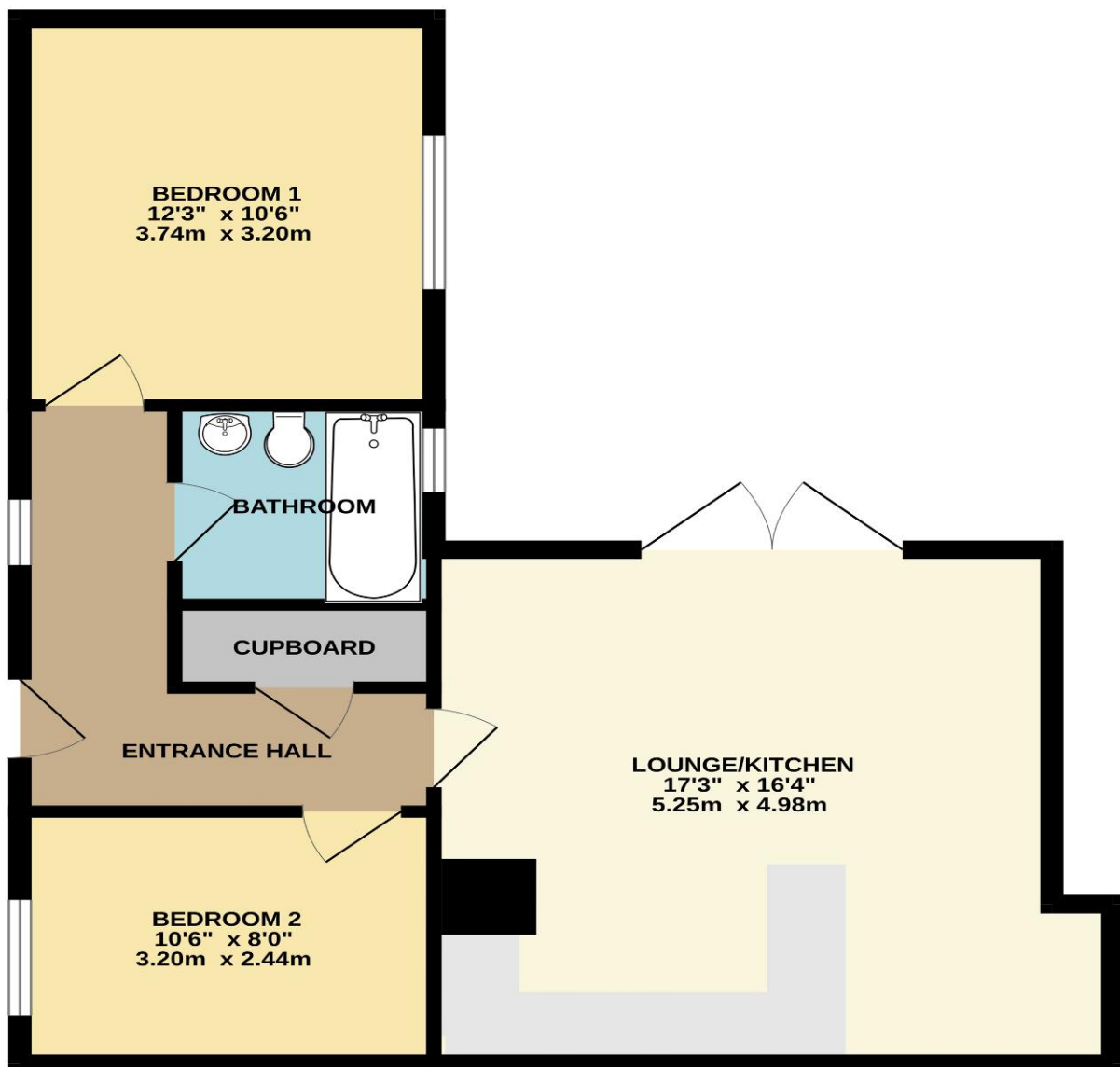


Own allocated parking space to the rear. Communal bin storage. Additional communal garden.

Agents Note:

*Length of Lease: tbc
Service Charge: tbc
Ground Rent: tbc
Ten year Building Guarantee: from 2020 (5 years remaining)*

GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 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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