



14, Regency Court, Station Approach, Hockley, Essex, SS5 4TW

Two Bedroom Ground Floor Apartment | **Guide Price:** £290,000 to £300,000 Leasehold | **Tel:** 01702 207720

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estates



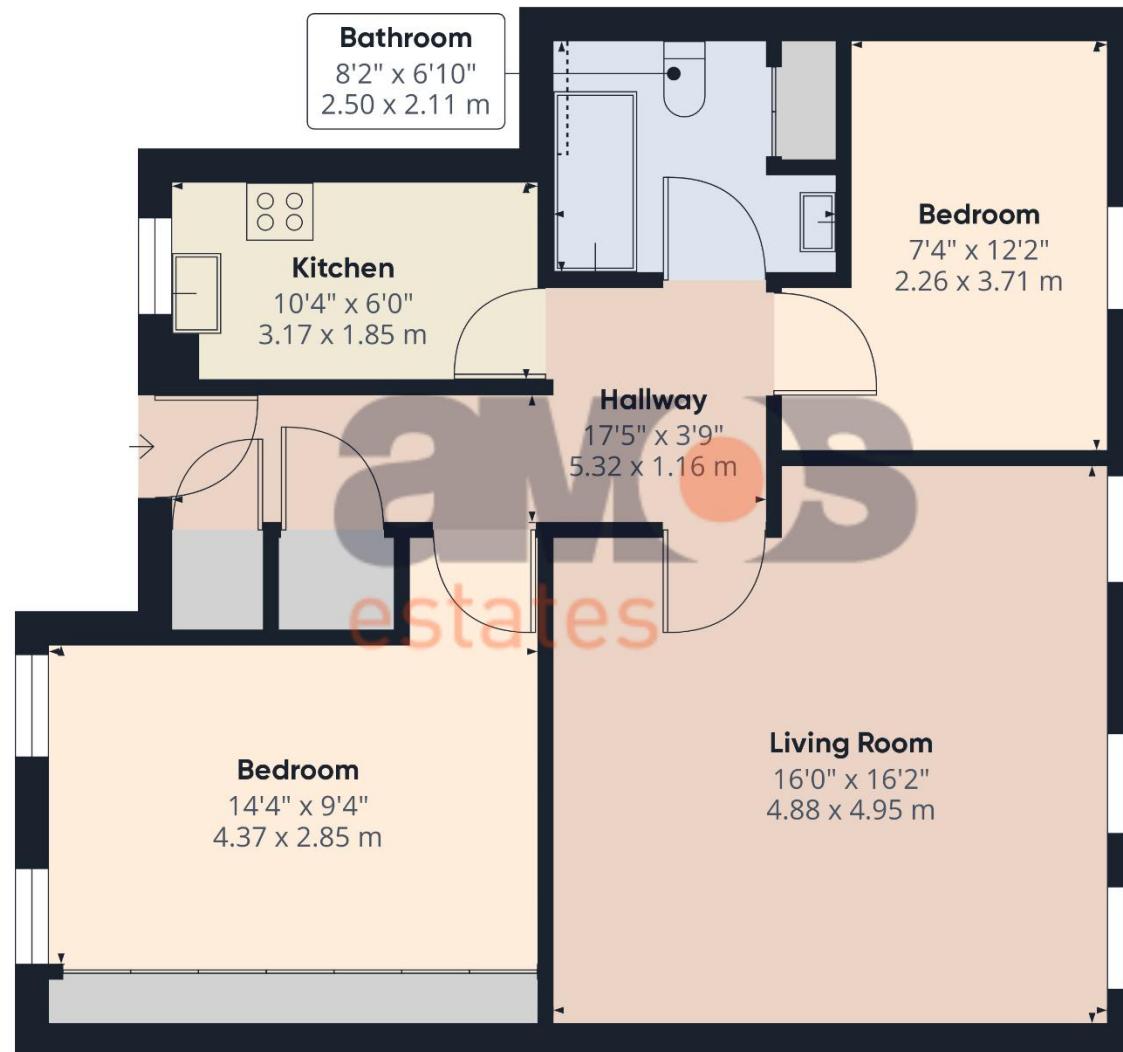
What a perfectly located **two-bedroom** ground floor apartment which is sure to appeal to buyers looking for fast, direct access to London thanks to Hockley train station being literally 'across the road'. The property is also ideal for young families and retirement buyers wanting to be on the edge of the Village shopping area with it's various independent retailers and eateries. Inside the property you will love the bright, open plan living room with space for a large dining table, the modern, integrated kitchen, spacious bathroom and two double bedrooms. Another feature being that the apartment has its own front door direct to the outside and a small courtyard patio area. Add allocated parking and you cannot fail to be impressed with this fabulous property.

We have produced a **360' virtual tour** to give you an early look around the property but it is only by visiting in person that you will fully appreciate this great opportunity.

**Find us on**



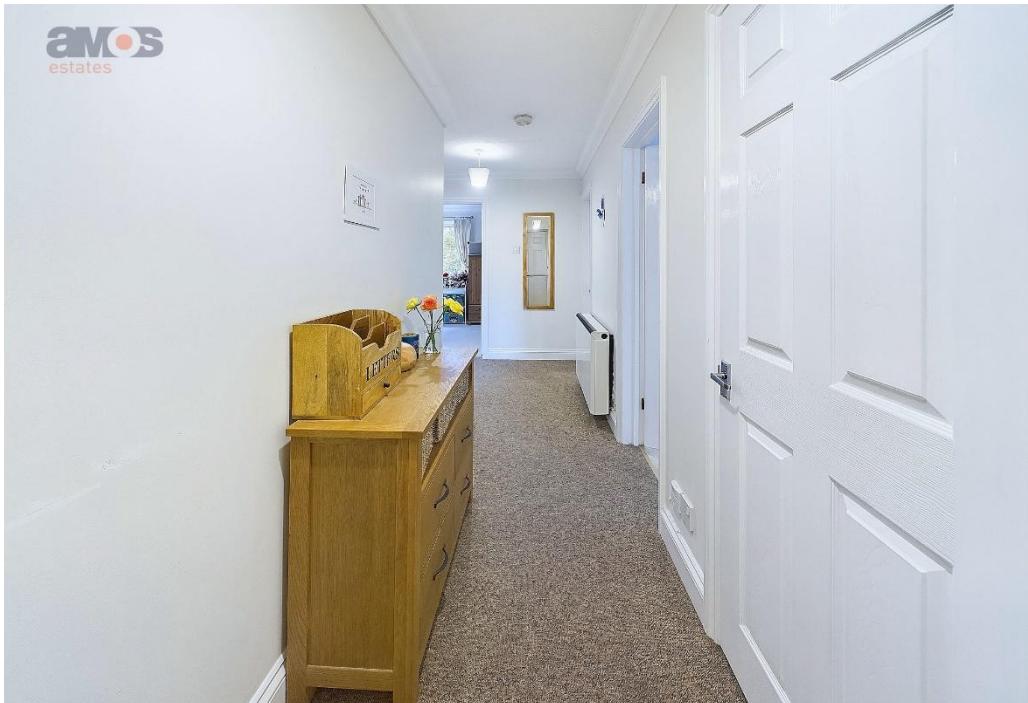
# A space to call home.



TOTAL FLOOR AREA : 460.62 sq. ft. ( 42.79 sq. m ) approx.

Whilst every effort 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 and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Highlights

- / Ground Floor Apartment
- / Street Door Directly to Entrance Hall
- / Bright Lounge with Space for Dining Table
- / Re-fitted Kitchen
- / Two Double Bedrooms
- / Double Glazed Windows
- / Bathroom with Bath & Shower
- / Very Well Decorated Property
- / Allocated Parking & Courtyard Patio
- / Very Close to Station & Village Shops
- / EPC Rating: C

Entrance door leading to:

## Entrance Hall /

**17'5 x 3'9**

Fitted carpet, coved ceiling, wall mounted storage heater, two storage cupboards, power points, wall mounted electric consumer board, white wood doors leading to rooms.

## Kitchen /

**10'4 x 6'0**

Fitted at both eye and base level in modern white units with natural wood handles and wood block working surface over, integrated oven, glass hob, wall mounted extractor fan, inset sink unit with mixer tap, integrated dishwasher and fridge freezer, tiled working areas, power points, floor covering, coved ceiling, double glazed window to front aspect.

## Living Room /

**16'2 x 16'0**

Three double glazed windows, fitted carpet, coved ceiling, wall mounted storage heater, freestanding electric fire, power points, space for dining table.

## Bathroom /

**8'2 x 6'10**

White suite comprising of vanity unit with sink top and mixer tap, p-shaped bath with wall mounted electric shower and wall mounted shower screen and toilet. Tiled walls, cupboard housing washing machine with additional appliance space for dryer, chrome towel radiator, extractor fan, floor covering.





## Bedroom One /

**14'4 x 9'4**

Two double glazed windows to front aspect, fitted carpet, full range of fitted wardrobe units, electric wall mounted heater, power points, coved ceiling.

## Bedroom Two /

**12'2 x 7'4**

Double glazed window to rear aspect, fitted carpet, coved ceiling, electric wall mounted heater, power points.

## Outside /

The development has well maintained grounds with communal gardens to the back of the flats. The property also has use of a small courtyard patio area to the front with wrought iron boundary fence. Allocated parking is also included.

## Lease Details /

Remaining Term: Approx 170 Years

Ground rent : £50 per annum

Service Charge: £500 per annum

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

