



Flat 5 Oak Lodge, 21 Southend Road, Hockley, Essex, SS5 4PQ

Two Bedroom Ground Floor Apartment / Price: £240,000 Leasehold / Tel: 01702 207720





Welcome to this well-presented ground floor apartment, ideally situated within a friendly and welcoming **over 55's** community. The property offers comfortable, low-maintenance living with the added benefit of lovely communal facilities and beautifully maintained gardens. Inside, you'll find a bright open-plan living room, kitchen and dining area, perfect for relaxing or entertaining. The living room opens directly onto a private sun terrace, providing a peaceful spot to enjoy your morning coffee or the afternoon sun. The apartment also features **two bedrooms** and a contemporary three-piece bathroom. Residents of the development benefit from access to attractive communal gardens, shared lounge areas, and a warm, sociable community atmosphere.

Location wise you are very close to the Village shops and eateries, the train station with fast, direct access to London, great local schools and beautiful woodland and countryside walks. **NO ONWARD CHAIN.**

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GROUND FLOOR



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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Property Information

- / Ground Floor Over 55's Retirement Flat
- / Bright open-plan living space with access to a private sun terrace
- / Two bedrooms and a three-piece bathroom
- / Fitted Kitchen with space for appliances.
- / Beautiful communal gardens and shared residents' lounge
- / Allocated parking and mobility scooter storage/charging
- / Lift access and secure entry system for peace of mind
- / Convenient location close to village shops, train station, and countryside walks
- / No Onward Chain.
- / EPC Rating: C
- / Council Tax Band: C



Entrance door leading to:

Entrance Hall /

11'3 x 8'2

Plastered and covered ceiling, fitted carpet, storage cupboard, cupboard housing boiler, secure entry phone system, electric radiator, doors leading off:

Open Plan Living Room & Kitchen/Diner /

Living Room /

17' x 9'10

Double glazed window and double glazed door to terrace area, plastered and covered ceiling, fitted carpet, electric radiator, power points.

Kitchen/Diner /

9'9 x 7'10

Fitted at both eye and base level in a range of wood roll units with working surface over, integrated oven and electric hob with extractor fan above, space for fridge/freezer and washing machine, stainless steel sink with mixer tap and drainer, plastered and covered ceiling, wood effect floor covering, part tiled walls, power points.

Bathroom /

8'7 x 7'0

Three piece suite comprising of integrated bath with mixer tap and fitted electric shower unit, pedestal wash hand basin with mixer tap, low level w/c, plastered and covered ceiling, floor covering, part tiled walls.





Bedroom One /

15'6 x 9'10

Double glazed window, plastered and coved ceiling, fitted carpet, electric radiator, power points.

Bedroom Two /

11'3 x 8'2

Double glazed window, plastered and coved ceiling, fitted carpet, electric radiator, power points.

Terrace /

Sun decked terrace with access to lawn area.

Exterior /

Well maintained communal grounds, mobility scooter charging point, storage sheds and bin storage. Allocated Parking.

Communal Entrance /

Fitted carpet, seating area, staircase to first floor living accommodation with fitted carpet and wood balustrade alongside a lift, entry door system to first floor living area, managers office, electric radiators, power points.

Communal Living Space & Kitchen /

Double glazed windows, fitted carpet, seating areas, fitted kitchen fitted at eye and base level including sink unit and fridge, feature fireplace, electric radiators, power points, open access to conservatory area providing access to the front garden.



Lease Details /

Lease Years: 125 years from 2002

Ground Rent: £475.37 Per Half Year

Service Charge: £1990.84 Per Half Year



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

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