

Clayswell Court, Station Approach, Hockley SS5 4BQ



£265,000

Situated in this popular development within a 'stones throw' of mainline railway station is this spacious and well presented two bedroom ground floor apartment benefiting from having large lounge, separate modern fitted kitchen, high spec bathroom, allocated parking with visitor bays.

EPC Rating: C. Our Ref 15690

Directions: Proceeding from the centre of Hockley at the Spa roundabout take the Spa Road. Continue through to the village and take the second turning on the left hand side into Station Approach. Clayswell Court is situated on the left hand side.



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Company No. 4510230 VAT Registration No. 725 9879 75



Entrance via communal entrance door with Entry Phone System to

COMMUNAL HALL

Personal entrance door to

HALLWAY

Storage cupboard. Laminate flooring. Plastered ceiling. Radiator.



BEDROOM TWO 11' 2" x 6' 7" (3.4m x 2.01m)

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



HIGH SPECIFICATION BATHROOM

Low level WC. Pedestal wash hand basin. Panelled bath with shower attachment. Walk-in shower cubicle with glass shower screen. Laminate flooring. Part tiled walls. Plastered ceiling. Radiator.



BEDROOM ONE 16' 3" x 10' (4.95m x 3.05m)

Double glazed window to the side aspect. Built-in wardrobes. Plastered ceiling. Radiator.



LOUNGE 19' x 17' 7" max (5.79m x 5.36m)

Double glazed windows to the rear aspect. Double glazed French doors providing access to communal garden. Laminate flooring. Plastered ceiling. Radiators.



KITCHEN 11' 5" x 7' 5" (3.48m x 2.26m)

Double glazed window to the side aspect. Modern fitted base and eye level units. Complimentary work surfaces. Inset stainless steel sink drainer unit. Inset four ring gas hob with extractor hood above. Integrated oven. Space for appliances. Laminate flooring. Part tiled walls.



EXTERIOR

COMMUNAL GARDENS mainly laid to lawn.

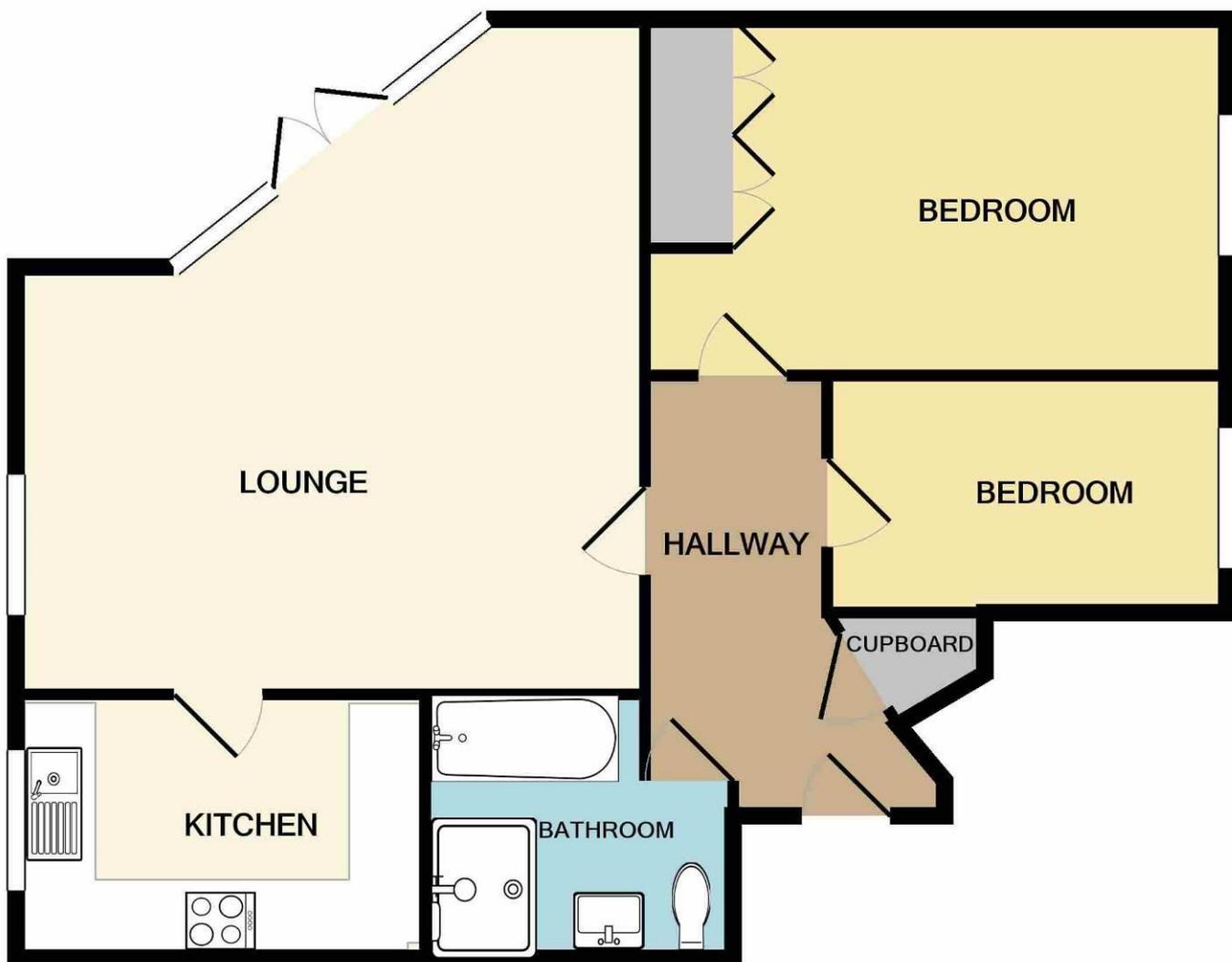


SECURED ALLOCATED PARKING for one vehicle. Visitor parking bays.



Agents Note:

*Lease - 199 with effect from 01/01/2005 (approx. 184 years remaining)
Ground Rent - £100 pa
Service Charge - £700 pa*



TOTAL APPROX. FLOOR AREA 731 SQ.FT. (67.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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