

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Lancaster Gardens, Southend-on-Sea, SS1 2NS



Guide Price:
£220,000 - £240,000

Offering for sale this two bedroom maisonette with a share of freehold benefiting from having large lounge, large kitchen, balcony, approx 50ft south west facing rear garden and resident Permit parking on the road. Close to local shops, amenities and mainline railway stations to London, Liverpool Street and London, Fenchurch Street.

Council Tax Band: A. EPC Rating: D.

Ref: 20410.

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

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Entrance via communal entrance door to communal hall.

Personal door to stairs up to the first floor accommodation.

LANDING

Doors to Kitchen and Bathroom. Stairs to secondary landing.

KITCHEN 11' 11" x 11' 4" (3.63m x 3.45m)

uPVC double glazed window to side and rear aspect. Door leading to **DECKING/BALCONY AREA** with stairs down to garden. A range of base and eye level units incorporating work surface with inset stainless steel sink drainer unit with mixer tap. Space for appliances. Tiled flooring.



BATHROOM

Two obscure double glazed windows to side aspect. A three piece suite comprising panelled bath, inset sink with vanity storage and close coupled wc. Wood effect flooring. Part tiled walls.



SECONDARY LANDING

Doors to Lounge, Bedroom One and Bedroom Two.



LOUNGE 14' 4" x 13' 10" (4.37m x 4.22m)

uPVC double glazed sash bay window to front aspect. Feature fire surround. Radiator.



BEDROOM ONE 11' 11" x 12' 2" (3.63m x 3.71m)

uPVC double glazed window to rear aspect. Radiator.



BEDROOM TWO 10' 2" x 6' 2" (3.1m x 1.88m)
uPVC double glazed sash window to front aspect.
Radiator.



EXTERIOR.

DECKING AREA /BALCONY with steps leading down to rear garden which is south west facing and measures approximately 50ft (15.24m) deep.

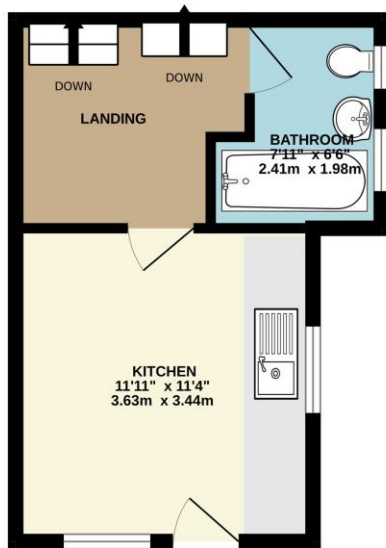


There is Permit parking on the road.

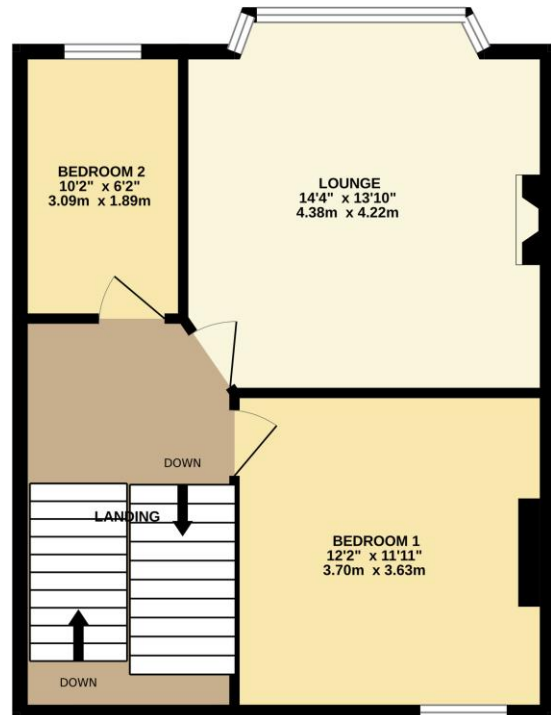
Agents Note:

The vendors advise that the property has a share of the freehold which means that no charges apply.
Lease : Renewed in 2019 for 125 years.

FIRST FLOOR
245 sq.ft. (22.7 sq.m.) approx.



SECOND FLOOR
510 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.1 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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