

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Follygate, 10 Aldermans Hill, Hockley, SS5 4RW



Guide Price £325,000 - £350,000

A unique, modern three bedroom apartment offering accommodation over three floors to include open plan living accommodation to the first floor, modern fitted bathroom and a mezzanine master bedroom with en suite, private gated access to own personal entrance, communal gardens and allocated parking to the rear. Walking distance to all local amenities including Hockley Woods.

Council Tax Band: C. EPC Rating: D.

Ref 20438

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Entrance via personal hardwood glazed entrance door to

GROUND FLOOR RECEPTION HALL

Double glazed windows to side aspects. Stairs to first floor accommodation. Tiled flooring. Plastered ceiling.



FIRST FLOOR ACCOMMODATION

LOUNGE/DINING ROOM 21' 4" x 18' 1" (6.5m x 5.51m)

Two double glazed windows to the front aspect. Double glazed window to the side aspect. Double glazed Velux window. Stairs with Oak and Glass balustrade to Mezzanine second floor. Wood effect flooring. Plastered ceiling. Feature lighting. Radiators.



INNER HALLWAY

Airing cupboard. Wood effect flooring. Plastered ceiling. Radiator.



KITCHEN 11' x 9' 2" (3.35m x 2.79m)

Double glazed window to the side aspect. Modern base and eye level units. Granite work surfaces. Inset sink drainer. Integrated electric oven. Inset electric hob with stainless steel extractor chimney over. Integrated dishwasher. Integrated washing machine. Space for free standing American fridge/freezer. Tiled floor. Plastered ceiling. Inset spot lights.

MODERN BATHROOM

WC with concealed cistern. Inset wash hand basin with vanity storage below. Tiled panelled bath with central chrome mixer tap and handheld shower attachment. Fully tiled shower cubicle with thermostatic shower. Tiled floor. Tiled walls. Plastered ceiling. Inset spot lights. Extractor fan. Towel radiator.



BEDROOM TWO 12' 3" x 12' 3" (3.73m x 3.73m)

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



BEDROOM THREE 12' 3" x 9' 2" (3.73m x 2.79m)

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



MEZZANINE SECOND FLOOR ACCOMMODATION

BEDROOM ONE 19' 9" x 15' 2" (6.02m x 4.62m)

Double glazed Velux windows. Built-in storage cupboard. Plastered ceiling. Inset spot lights. Access to Loft. Radiator.



EN SUITE

WC with concealed cistern. Inset wash hand basin with vanity storage below. Fully tiled shower cubicle with thermostatic shower. Tiled floor. Tiled walls. Plastered ceiling. Inset spot lights. Extractor fan. Towel radiator.



EXTERIOR

There are communal gardens to the rear accessed via own gated walk-way from entrance door. Communal car park to the rear with one allocated parking space and visitor parking bays.



Agents Note:

The property is Leasehold - Approx 85 years remaining
(We understand a Lease extension would cost in the region of £5000)

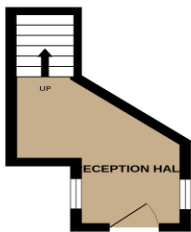
Ground Rent - £175 pa

Service Charge - £120 pcm

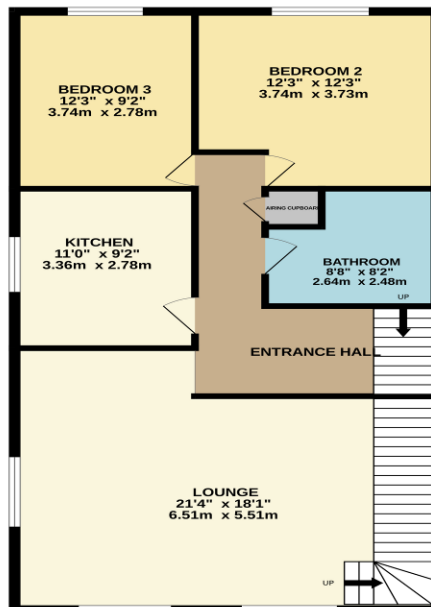
Managing Agent - Excaliber Properties

NO DOGS ALLOWED

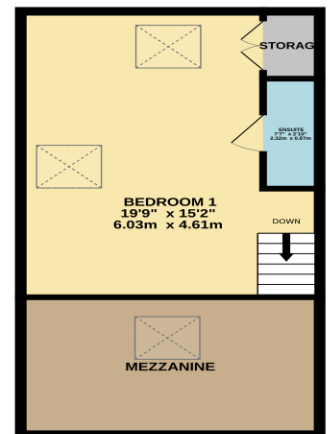
RECEPTION HALL
79 sq ft. (7.3 sq m.) approx.



GROUND FLOOR
884 sq ft. (82.1 sq m.) approx.



1ST FLOOR
443 sq ft. (41.2 sq m.) approx.



TOTAL FLOOR AREA: 1406 sq. ft. (130.6 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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Consumer Protection from Unfair Trading Regulations 2008.

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