

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Templewood Court, Hadleigh, Benfleet, SS7 2RH



Offers in Excess of £230,000

Situated in a central Hadleigh location, within easy walking distance of Hadleigh Town Centre with its numerous shops, local schools and park, and a longer stroll to Hadleigh Castle and Country Park, is this split level two bedroom apartment. This spacious apartment benefits from having two reception rooms; two double bedrooms; garage; communal grounds and parking; share of freehold; virtual lease length of approx. 947 years and service charges of £178 pcm including buildings insurance.

EPC rating - D. Our ref: 16539

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Templewood Court, Hadleigh, Benfleet, SS7 2RH

Accommodation comprises:

Entrance via security phone via communal door.
Stairs to upper floors. Access via second floor with uPVC double glazed door to:

HALLWAY

Skimmed ceiling. Herringbone laminate flooring. Opening to:

DINING ROOM 11' 5" x 11' 3" (3.48m x 3.43m)

Skimmed ceiling. Double glazed windows to front aspect. Stairs to SECOND FLOOR. Secure phone entry system. Radiator. Built in storage cupboard housing combi-boiler. Herringbone laminate flooring. Opening to:



KITCHEN 10' 10" x 7' 9" (3.3m x 2.36m)

Skimmed ceiling. Double glazed window to front aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset stainless steel one and a half sink bowl drainer. Space for cooker. Space for washing machine. Space for fridge/freezer.



BEDROOM TWO 14' 4" x 7' 8" (4.37m x 2.34m)

Skimmed ceiling. Double glazed window to front aspect. Built in storage cupboard. Radiator.



BATHROOM 7' 2" x 5' 3" (2.18m x 1.6m)

Skimmed ceiling. Obscure double glazed window to front aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and P-shaped bath with mixer shower. Chrome heated towel rail. Part tiled walls. Tiled floor.



SECOND FLOOR:

LOUNGE 15' x 13' 2" (4.57m x 4.01m)

Skimmed ceiling with spotlight insets. Double glazed windows to rear aspect. Double glazed door to private BALCONY. Feature fireplace with electric fire. Radiator. Door to:



OUTSIDE OF PROPERTY:

Communal grounds.
Communal parking.

GARAGE

In nearby block, with up and over door. Parking to the front.



BEDROOM ONE 13' 3" x 10' 5" (4.04m x 3.18m)

Skimmed ceiling with spotlight insets. Double glazed window to front aspect. Radiator.



Agent's Note:

Share of Freehold.

Virtual lease length of approx. 947 years.

Service charges of £178 per calendar month, which includes buildings insurance.

No Ground rent.

GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.

1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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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