

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Wilkinson Drop, Oak Road South, Hadleigh, SS7 2BF



Guide Price £225,000 - £235,000

We are delighted to offer this stunning two bedroom first floor apartment in a highly sought after location of Wilkinson Drop in Hadleigh. Just a short walk in Hadleigh town centre, this home is conveniently located near to all local amenities including shops, bus routes, schools and Hadleigh Castle. The property boasts two excellent sized bedrooms, two bathrooms including en suite to master, recently fitted modern kitchen and bathroom. With a long lease of 104 years and allocated parking this is one you won't want to miss out on.

EPC: B. Our Ref: 16605

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Wilkinson Drop, Oak Road South, Hadleigh, SS7 2BF

Accommodation comprises:

Entrance via secure entry door to:

COMMUNAL HALLWAY

Stairs to all floors. Secure phone entry system. Solid wood door to:

HALLWAY

Skimmed ceiling with spotlights. Secure phone entry system. Storage cupboard housing hot water cylinder. Doors to:



LOUNGE/DINER 14' 4" x 10' 5" plus entrance space (4.37m x 3.18m)

Skimmed ceiling with inset spotlights. Double glazed window to front aspect. Electric radiator. Opening to:



KITCHEN 8' 1" x 6' 5" (2.46m x 1.96m)

Recently fitted modern kitchen comprising of skimmed ceiling with inset spotlights. Range of base and eye level units. Square edge work tops. Stainless steel sink/drain. Integrated four ring electric hob with extractor fan above. Integrated electric oven. Space for fridge/freezer and washing machine.



BEDROOM ONE 14' 7" x 10' 5" (4.44m x 3.18m)

Skimmed ceiling. Double glazed window to front aspect. Electric radiator. Built in wardrobes. Door to:



EN SUITE 7' 3" max x 6' 7" (2.21m x 2.01m) Skimmed ceiling with inset spotlights. Shower cubicle with mixer overhead shower. Close coupled WC. Wash hand basin. Part tiled walls.



BEDROOM TWO 10' 5" x 8' 0" (3.18m x 2.44m) Skimmed ceiling. Double glazed window to front aspect. Electric radiator.



BATHROOM 7' 1" x 5' 7" (2.16m x 1.7m) Recently fitted modern bathroom suite comprising of skimmed ceiling with inset spotlights. Extractor fan. Panelled bath with mixer overhead shower. Close coupled WC. Wash hand basin with storage beneath. Fully tiled.



EXTERIOR

Communal car park with allocated space for one car plus visitors spaces. Communal Grounds.



AGENTS NOTE

Lease Length: 104 years remaining
Ground Rent: £150 p/a
Service Charges: £1,258 p/a
Water Rates included.

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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