



Aragon Court, 133-147 Church Road, Hadleigh,  
Essex, SS7 2GB

1 Bed First Floor Retirement Apartment / £140,000 / t. 01702 555888

**amos**



**A note from  
the owner.**

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“The development is extremely well maintained and this quiet apartment is located on the first floor with a great outlook over the communal garden. Location is also really convenient for Hadleigh shops and bus routes.”



A well presented **one bedroom** first floor apartment situated in this extremely sought after retirement complex within Hadleigh with a lovely outlook over the communal gardens. Having good size lounge/diner, well fitted kitchen, double bedroom and bathroom suite together with communal lounge, laundry room and resident's car park. Also benefiting from 24 hour careline service, on-site house manager and a long lease in excess of 100 years.

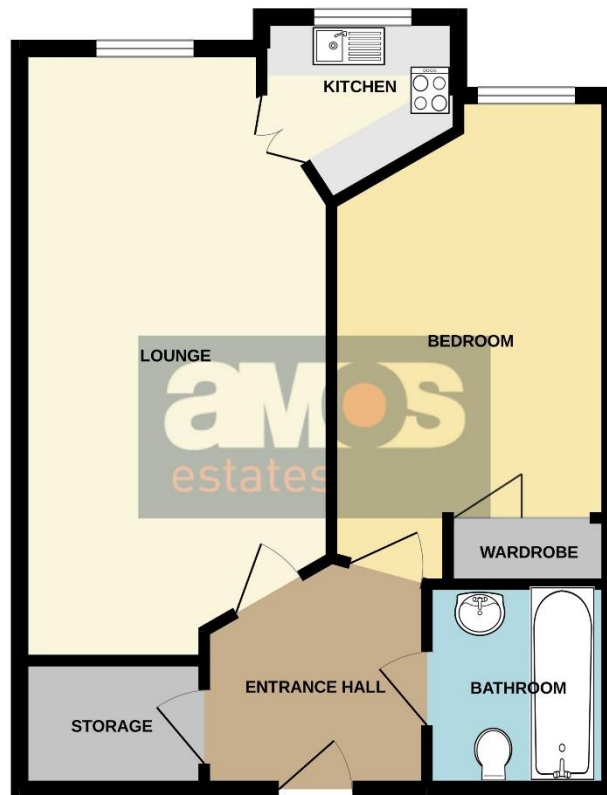
Situated in this convenient location within close proximity to Hadleigh Town Centre, local bus routes and amenities whilst also having local supermarkets, Hadleigh Castle and Hadleigh Country Park within easy reach. Offered with no onward chain we would advise viewing at your earliest convenience.

Find us on



**A space to  
call home.**

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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## Highlights

- / Lounge/Diner 18'10 x 10'8 Max**
- / Kitchen 7'6' x 7'1 Max**
- / Bedroom 15'5 Into Wardrobe x 9'3**
- / Three Piece Bathroom**
- / Communal Lounge, Kitchen, Laundry Room, Gardens And Parking**
- / 24 Hour Care Line**
- / On-Site Development Manager**
- / Immaculate Accommodation**
- / Extremely Popular Development**
- / UPVC Double Glazing**
- / Walking Distance Of Hadleigh Town Centre / Conveniently Located For Local Shops, Amenities And Bus Routes**
- / No Onward Chain**
- / Long Lease**
- / Viewings Highly Recommended**

Communal entrance leading to stairs and lift providing access to first floor with private entrance door to:

### **Entrance Hall \**

Fitted carpet, power points, smooth plastered and coved ceiling, 24 hour careline pullcord, large storage cupboard housing hot water cylinder and shelving, smooth plastered and coved ceiling, doors to accommodation off.

### **Lounge/Diner \**

18'10 x 10'8 Max (5.74m x 3.25m)

Fitted carpet, electric radiator, power points, TV point, telephone point, 24 hour careline pullcord, smooth plastered and coved ceiling, uPVC double glazed window to rear providing pleasant outlook over communal gardens, doors to:

### **Kitchen \**

7'6 x 7'1 Max (2.28m x 2.15m)

Well fitted kitchen comprising stainless steel sink and drainer unit inset into a range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated AEG electric oven, inset four ring AEG electric hob with extractor over, power points, integrated fridge, integrated freezer, uPVC double glazed window to rear providing pleasant outlook over communal gardens, smooth plastered and coved ceiling, 24 hour careline pullcord, vinyl flooring, under cupboard lighting.

### **Bedroom \**

15'5 Max x 9'3 (4.69m x 2.81m)

uPVC double glazed window to rear providing pleasant outlook over communal gardens, fitted carpet, electric radiator, power points, TV point, telephone point, 24 hour careline pullcord, range of bedside storage facilities and fitted dresser unit, fitted wardrobes with mirror fronted doors, smooth plastered and coved ceiling.



## Bathroom \

6'9 x 5'7 (2.05m x 1.7m)

Three piece suite comprising panel bath with shower over, push button w.c, vanity wash basin with storage below, vinyl flooring, tiled walls, smooth plastered and coved ceiling, heated towel radiator, extractor, wall mounted heater.

## Communal Facilities \

The apartments in this development benefit from a large **communal lounge** area on the ground floor with ample seating and access to **residence kitchen**. There is also a **resident's laundry room**.

## Outside \

To the rear of the property there are well tended attractive **communal gardens** with a central patio area with seating and is a **residents car park** providing parking.

## Lease Info \

We understand there is a lease of approximately 110 years remaining, we understand the service charge is £3412.46 per annum and the ground rent is approximately £395.00 per year.

### PLEASE NOTE:-

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).**

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