



Aragon Court, 133-147 Church Road, Hadleigh, Essex, SS7 2GB  
1 bed ground floor retirement flat / £160,000 / t. 01702 555888

**amos**









**A note from  
the owner.**

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“Being on the ground floor  
with direct access to the patio  
and gardens is an excellent  
feature of the property.”

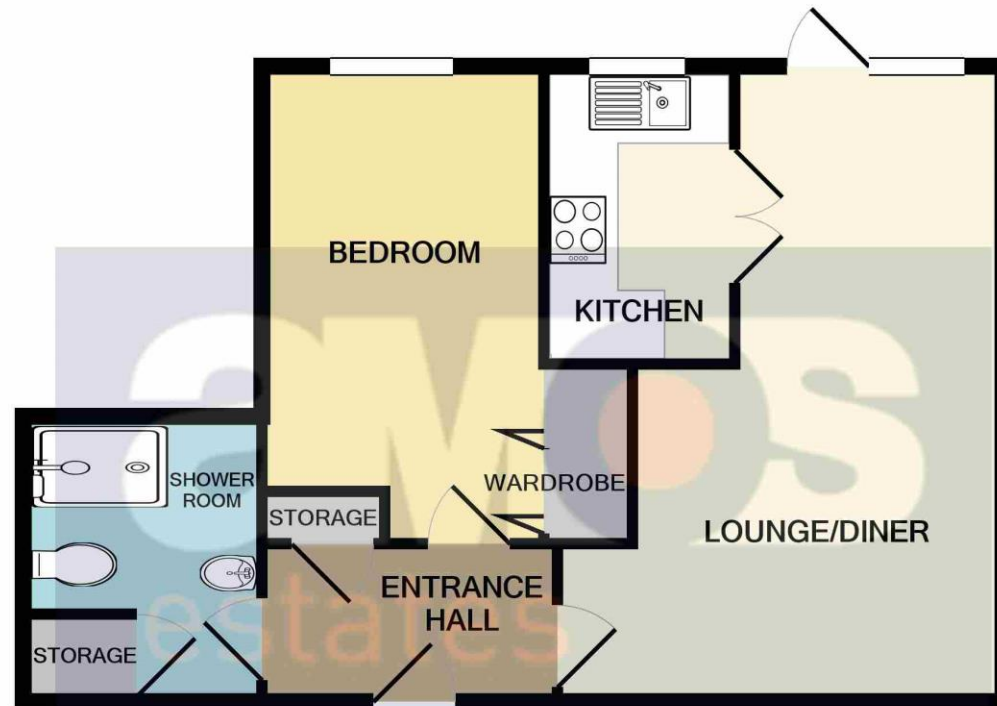
Situated in the extremely sought after 'Aragon Court' retirement complex a short walk from Hadleigh Town Centre is this good size **one bedroom** ground floor apartment in excellent order throughout and having own door leading directly to patio and communal gardens. Also offering 24 Hour care line service, on-site House Manager, communal lounge, laundry room and gardens.

Offered with no onward chain and a long lease in excess 100 years the property is ideally located for local shops, amenities, supermarkets and bus routes whilst also being within easy access of Leigh-On-Sea. Viewings Advised.

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**A space to  
call home.**



TOTAL APPROX. FLOOR AREA 449 SQ.FT. (41.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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+  
Lovely  
Lounge/  
Diner





## Highlights

- / Lounge/Diner 17'2 x 12'8
- / Kitchen 7'4 x 5'10
- / Ground Floor Shower Room & W.C
- / Bedroom 13'8 x 8'10
- / Shower Room
- / Door To Patio And Gardens
- / 24 Hour Care Line
- / Long Lease
- / Communal Lounge, Gardens And Laundry Room
- / On-Site House Manager
- / Close To Hadleigh Town Centre
- / Residents Car Park
- / Bus Routes Nearby
- / No Onward Chain
- / Sole Agents
- / Viewings Advised

Communal entrance door providing access to communal hallway leading to private entrance door with spyhole to:

### **Entrance Hall /**

Fitted carpet, smooth plastered and covered ceiling, wall mounted 24 hour careline system, storage cupboard, power points, doors to accommodation off.

### **Lounge/Diner /**

#### **17'2 x 12'8 'L' Shaped Maximum Measurements**

Fitted carpet, power points, electric radiator, T.V point, telephone point, smooth plastered and covered ceiling, careline pull cord, double glazed window with door adjacent opening to patio and communal gardens, doors to:

### **Kitchen /**

#### **7'4 x 5'10**

Well fitted kitchen comprising sink and drainer unit with extendable mixer tap inset in range of roll edge work tops with cupboards and drawers beneath and matching eye level units, integrated fridge, integrated freezer, integrated 'AEG' electric oven, inset four ring 'AEG' hob with extractor over, power points, smooth plastered and covered ceiling, wood effect flooring, careline pull cord, double glazed window to front.

### **Bedroom /**

#### **13'8 x 8'10**

Fitted carpet, power points, careline pull cord, electric radiator, smooth plastered and covered ceiling, power points, T.V point, mirror front wardrobes.

### **Shower Room /**

Three piece suite comprising shower cubicle with shower over, push button w.c, vanity wash basin with storage below, vinyl flooring, tiled walls, smooth plastered and covered ceiling, extractor, wall mounted heater, good size storage cupboard housing hot water cylinder.

### **Communal Facilities /**

#### **Residents Lounge /**

The apartments in this development benefit from a large communal lounge area on the ground floor with ample seating and access to











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Popular  
Complex



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.

**Lease Info /**

We understand there is a lease of over 100 years remaining, the service charge is £3421.46 per annum and the ground rent £395.00 per year.





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**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.**

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