

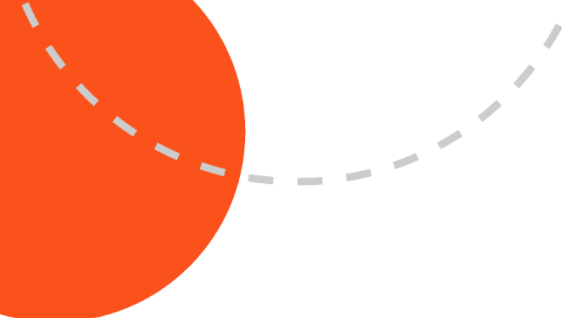


The Everglades, London Road, Hadleigh, Essex, SS7 2ED  
2 bed ground floor flat / £225,000 / t. 01702 555888

**amos**







Welcome to The Everglades, a highly regarded development directly opposite the Salvation Army Fields in the heart of Hadleigh. This stylish, beautifully presented **two bedroom** ground floor flat offers a good size lounge with doors onto gardens open plan to well fitted kitchen and a luxury three piece bathroom suite together with well tended communal gardens, own private entrance door, own allocated parking space and further visitors spaces. Also benefiting from a long lease in excess of 110 years remaining.

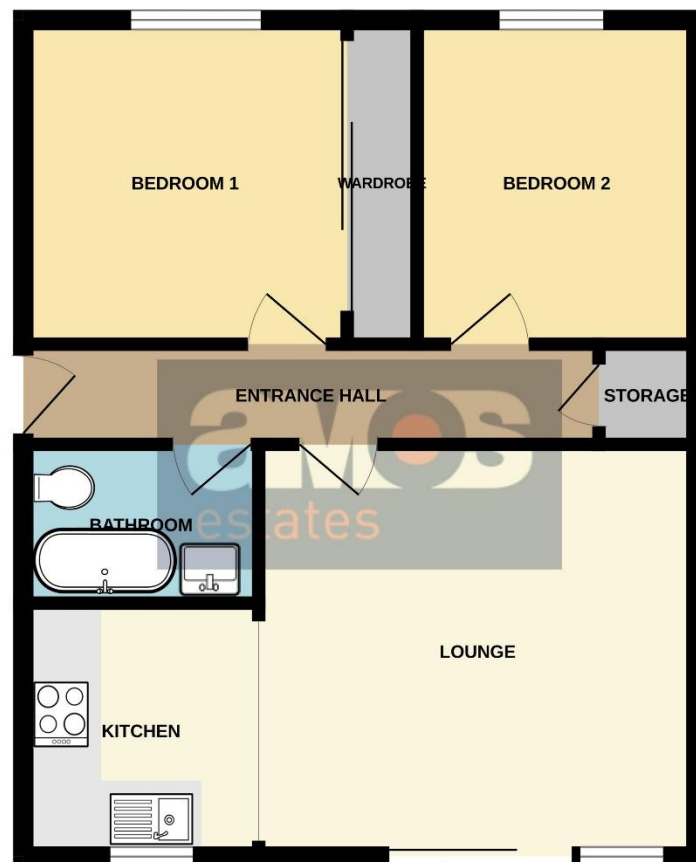
Situated a short stroll from Hadleigh Town Centre with its array of shops, supermarkets and cafes, Hadleigh Castle and local bus routes whilst also being within easy access of major trunk roads and Leigh mainline station with direct links into London Fenchurch Street. Excellent local schools can also be found nearby including being within the popular Hadleigh infant & Junior school catchments. Whether you're looking to step onto the property ladder or fancy a savvy investment get in touch to book your viewing now.

Find us on



**A space to  
call home.**

GROUND FLOOR

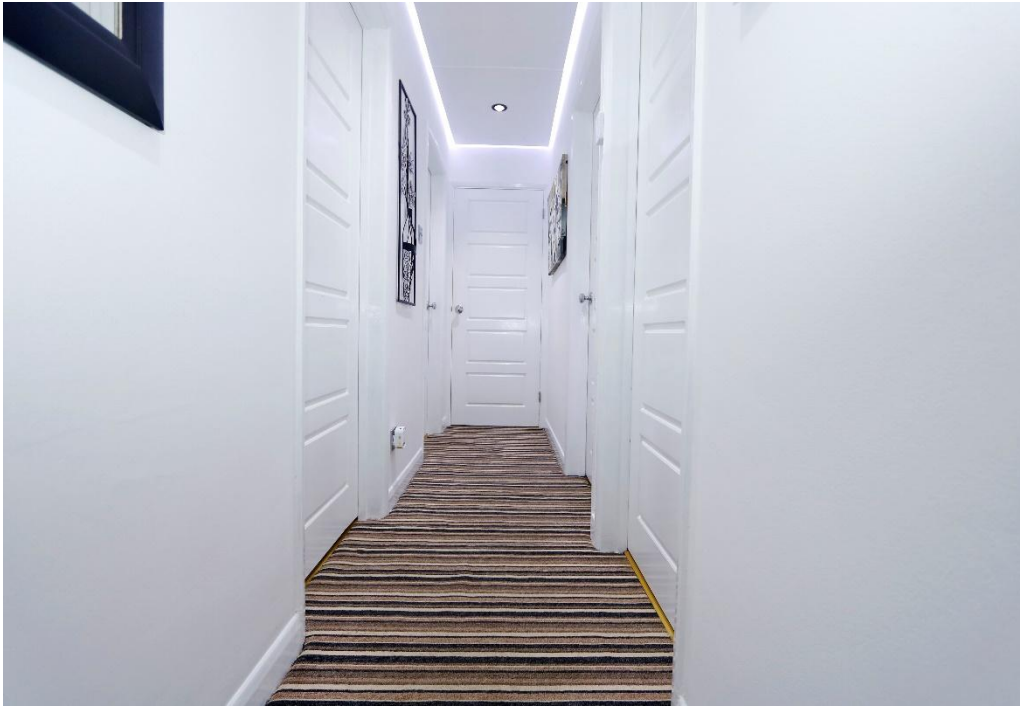


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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 Luxury Bathroom



## Highlights

- / Well Presented Two Bedroom Ground Floor Flat
- / Sought After Development Within Hadleigh
- / Good Size Lounge Open Plan To Kitchen
- / Luxury Three Piece Bathroom Suite
- / Fitted Wardrobes To Bedroom One
- / Own Private Entrance Door
- / Upvc Double Glazing Throughout
- / Allocated Parking Space With Further Visitor Spaces
- / Well Tended Communal Gardens
- / Long Lease In Excess Of 110 Years
- / Walking Distance To Town Centre & Hadleigh Castle
- / Easy Reach Of Leigh Mainline Station
- / Hadleigh Infant & Junior School Catchments
- / Viewings Advised



Own private double glazed entrance door opening to:

**Entrance Hall** \ Fitted carpet, power points, inset spotlights, discrete white LED lighting , storage cupboard with shelving, doors to accommodation off.

**Lounge Open Plan To Kitchen 19'6 x 14' 'L' Shaped**

**Maximum Measurements** \ The lounge having fitted carpet, smooth plastered ceiling, discrete LED coloured lighting, power points, T.V point, designer radiator, thermostat control, upvc double glazed window to front with upvc double glazed sliding patio doors adjacent leading to gardens. Open plan to the kitchen comprising stainless steel sink and drainer unit inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated electric double oven with four ring electric hob above and extractor over, integrated microwave, space and plumbing for washing machine, space for tall fridge/freezer, tiled flooring, upvc double glazed window to front, smooth plastered ceiling, tiled splashbacks, ladder style heated towel radiator, cupboard housing electric combi boiler and immersion tank.

**Bedroom One 11'6 Into Wardrobe Depth x 9'4** \ Upvc double glazed window to rear, fitted carpet, power points, designer radiator, smooth plastered ceiling, fitted mirror fronted wardrobes.

**Bedroom Two 9'4 x 7'8** \ Upvc double glazed window to front, laminate flooring, designer radiator, power points, smooth plastered and coved ceiling.

**Bathroom** \ Luxury three piece suite comprising panelled bath with chrome controls and shower over, vanity wash basin with chrome mixer tap and storage below, push button w.c, ladder style heated towel radiator, tiled walls, vanity units, inset spotlights, wood effect flooring, extractor.





**Communal Gardens** \ The development benefits from well tended communal gardens and sits directly opposite Salvation Army Fields therefore having lovely views towards the Thames Estuary.

**Parking** \ Own allocated parking space and ample visitor spaces to the rear of the development.

**Lease Info** \ The property benefits from a long lease of 113 years remaining. The ground rent is £200 per annum and the service charge is approximately £1500 per annum including buildings insurance, water and sewerage.



**PLEASE NOTE:-**

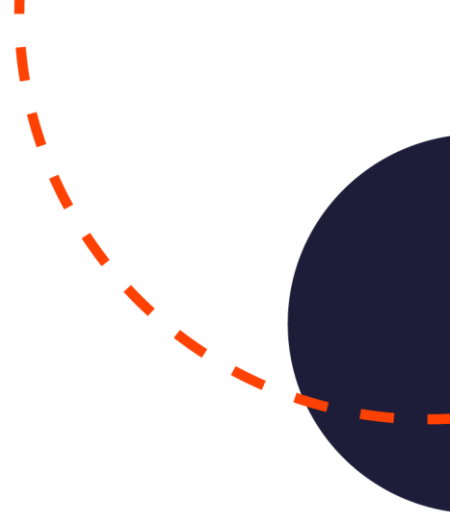
We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

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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