

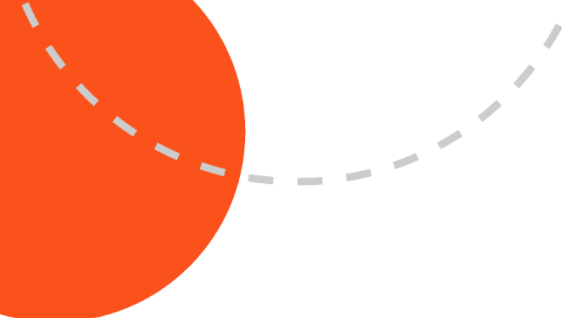


Aragon Court, 133-147 Church Road, Hadleigh, Essex, SS7 2GB  
2 bed second floor retirement flat / £180,000 / t. 01702 555888









Offered with no onward chain is this bright and spacious **two bedroom** second floor apartment having been freshly decorated throughout, situated in 'Aragon Court', a highly regarded retirement complex within Hadleigh. Having large lounge/diner, well fitted kitchen with integrated appliances, generous size bedrooms and a three piece bathroom suite. Also benefiting from a large communal lounge with kitchen, residents' laundry room and well tended communal gardens together with a communal car park.

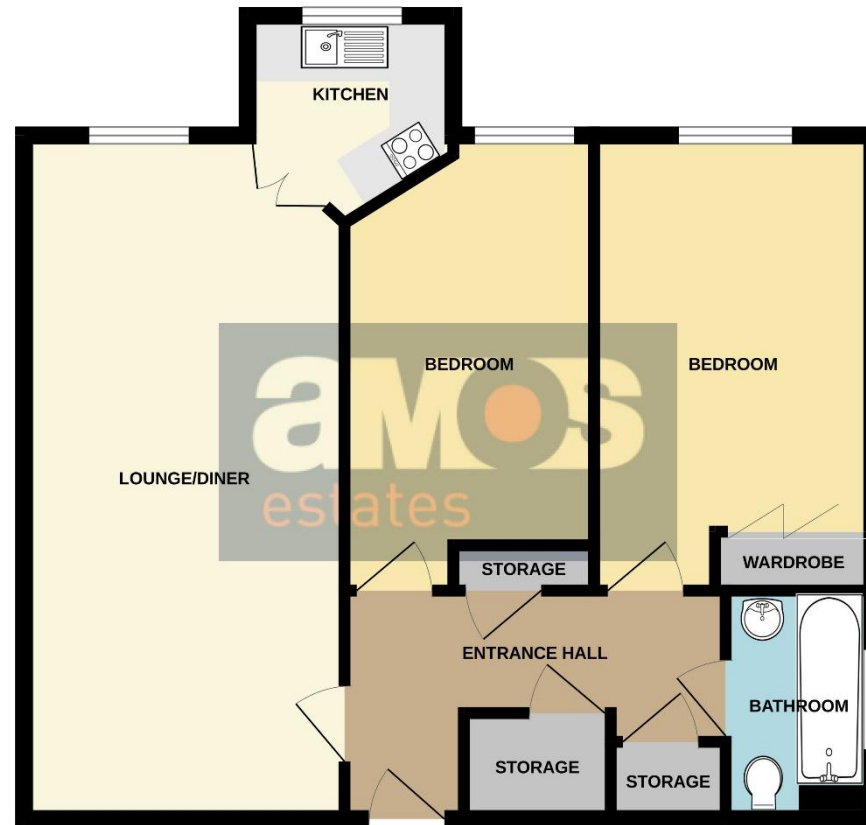
Ideally located a short walk from Hadleigh Town Centre with its array of shops, amenities and supermarket's whilst also having bus routes, local woodland and Hadleigh Castle a short way away. Benefits include a long lease in excess of 100 years, 24 hour careline system and on site development manager. Viewings advised.

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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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+ Well Presented



## Highlights

- / Immaculate Two Bedroom Second Floor Retirement Apartment
- / Sought After Complex
- / Large Lounge/Diner
- / Well Fitted Kitchen With Integrated Appliances
- / Generous Size Bedrooms
- / Three Piece Bathroom Suite
- / Bright & Spacious Throughout
- / Ample Storage Cupboards
- / 24 Hour Careline System
- / On-Site Development Manager
- / Long Lease
- / No Onward Chain
- / Communal Lounge, Kitchen & Laundry Room
- / Residents Car Park
- / Popular Location
- / Easy Reach Of Town Centre & Bus Routes
- / Freshly Decorated Throughout



Private entrance door opening to communal hallway with stairs and lift leading to second floor, private entrance door opening to:

**Entrance Hall** \ Fitted carpet, electric radiator, power points, smooth plastered and coved ceiling, 24 hour careline pull cord, airing cupboard housing hot water cylinder and shelving, two further storage cupboards, doors to accommodation off.

**Lounge/Diner 22'9 x 10'8** \ Fitted carpet, electric radiator, power points, T.V point, feature mock fireplace with electric heater, smooth plastered and coved ceiling, upvc double glazed window to front, 24 hour care line pull cord, doors opening to:

**Kitchen 7'6 x 7'1 Max** \ Well fitted 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 AEG electric oven, inset AEG four ring electric hob with extractor above, integrated fridge, integrated freezer, smooth plastered and coved ceiling, 24 hour careline pull cord, smooth plastered and coved ceiling, upvc double glazed window to front, tiled splashback, power points, under cupboard lighting, wall mounted heater.

**Bedroom One 15'8 Into Wardrobe Depth x 9'2** \ Upvc double glazed window to front, fitted carpet, electric radiator, power points, T.V point, smooth plastered and coved ceiling, 24 hour careline pull cord, fitted mirror fronted wardrobes.

**Bedroom Two 13'9 x 9'3** \ Upvc double glazed window to front, fitted carpet, electric radiator, power points, smooth plastered and coved ceiling, 24 hour careline pull cord.

**Bathroom 6'8 x 5'6** \ Three piece suite comprising panelled bath with chrome controls and shower over, vanity wash basin with chrome controls and storage below, push button w.c, tiled walls, upvc obscure double glazed window to side, smooth plastered and coved ceiling, fitted carpet, heated towel radiator, wall mounted heater, extractor.



**Communal Facilities** \ The complex is in excellent condition and has recently been freshly decorated throughout. There is large communal lounge area on the ground floor with ample seating and access to resident's kitchen. There is also a resident's laundry room.

**Outside & Parking** \ To the rear of the development there are well tended attractive communal gardens with a central patio area with seating and there is also a large residents car park on a first come first served basis.

**Lease Info** \ The property benefits from a long lease in excess of 100 years (approx. 107 remaining). We understand the service charge is approximately £5118.69 per annum which includes the cleaning and maintenance of the communal areas and gardens as well as buildings insurance, water rates, careline system, house manager and window cleaning. The ground rent is £460 per annum.

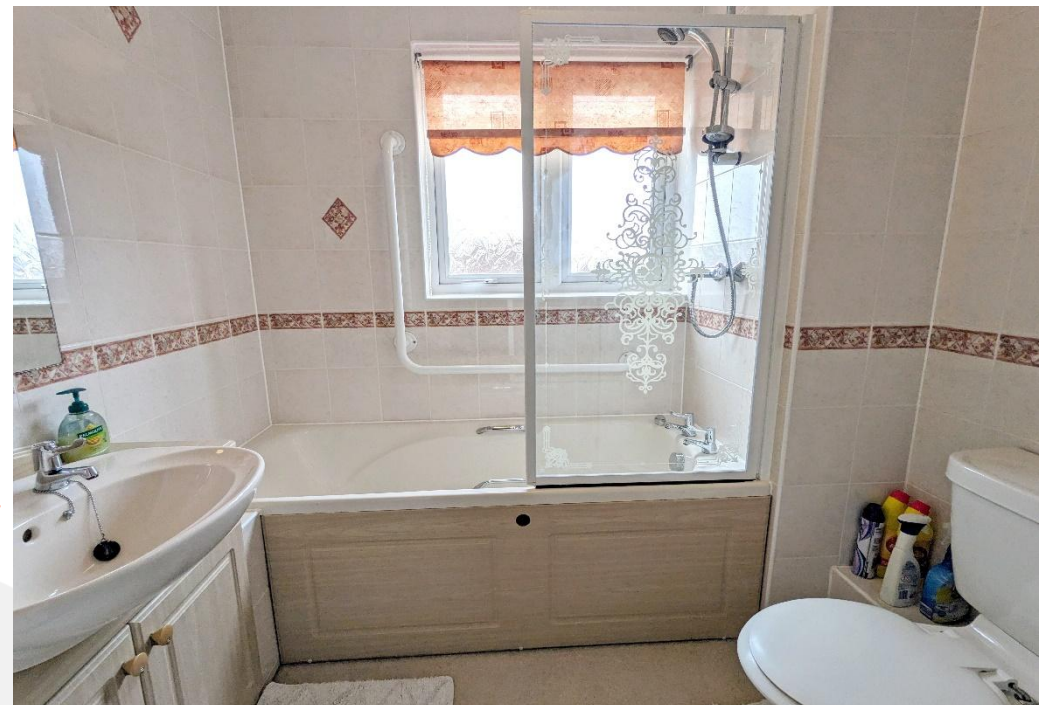


**PLEASE NOTE:-**

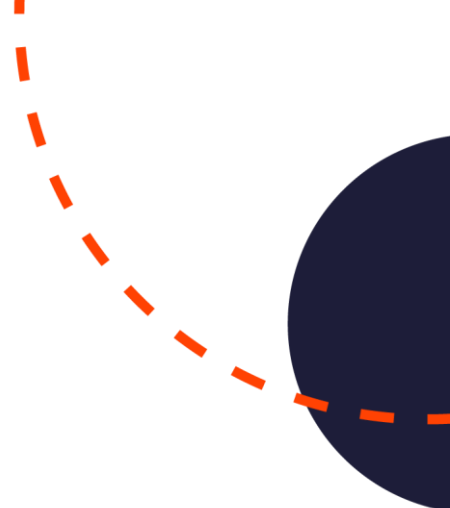
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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take. The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

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