



Steeple Gate, Castle Lane, Hadleigh, Essex, SS7 2AF

1 bed first floor apartment / Guide Price £200,000 - £210,000 / t. 01702 555888



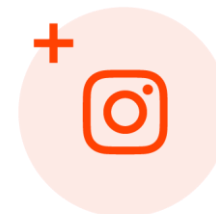




Situated in the exclusive 'Steeple Gate' development within the heart of Hadleigh is this beautifully presented **one bedroom first floor apartment** offered with no onward chain. Having bright and spacious accommodation which includes a large lounge/diner open plan to modern fitted kitchen, double bedroom and a luxury four piece bathroom suite together with a stunning communal roof terrace with estuary views, allocated secure covered parking accessed via remote controlled gates, lift, gas central heating via combination boiler and a long lease in excess of 100 years.

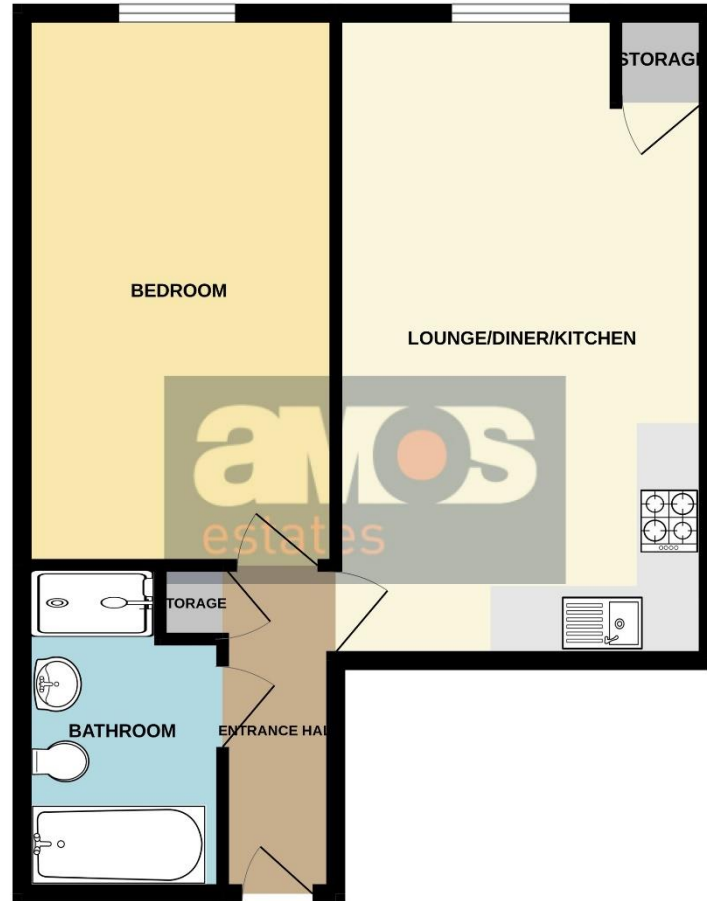
Located steps away from Hadleigh Town Centre with its array of shops, amenities, supermarkets and cafe's whilst also having the historic castle a short stroll away. Local transport links via bus routes, trunk roads and mainline stations are within easy access, local woods and Hadleigh Country Park are also nearby. If you're seeking an immaculate apartment with many high quality features then look no further, call now to book your viewing.

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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

- / Immaculate One Bed First Floor Apartment**
- / Large Lounge/Diner Open Plan To Kitchen**
- / Luxury Four Piece Bathroom Suite**
- / Secure Covered Parking Via Electronic Gates**
- / Video Entry Phone System**
- / Lift To all Floors**
- / Gas Central Heating Via Combination Boiler**
- / Stunning Communal Roof Terrace With Sea Views**
- / Long Lease**
- / Upvc Double Glazing Throughout**
- / Exclusive Steeple Gate Development**
- / No Onward Chain**
- / Stones Throw From Hadleigh Town Centre**
- / Walking Distance To Hadleigh Castle**
- / Viewings Advised**

Secure communal entrance door opening to communal lobby, lift and stairs to first floor, private entrance door with spyhole opening to:

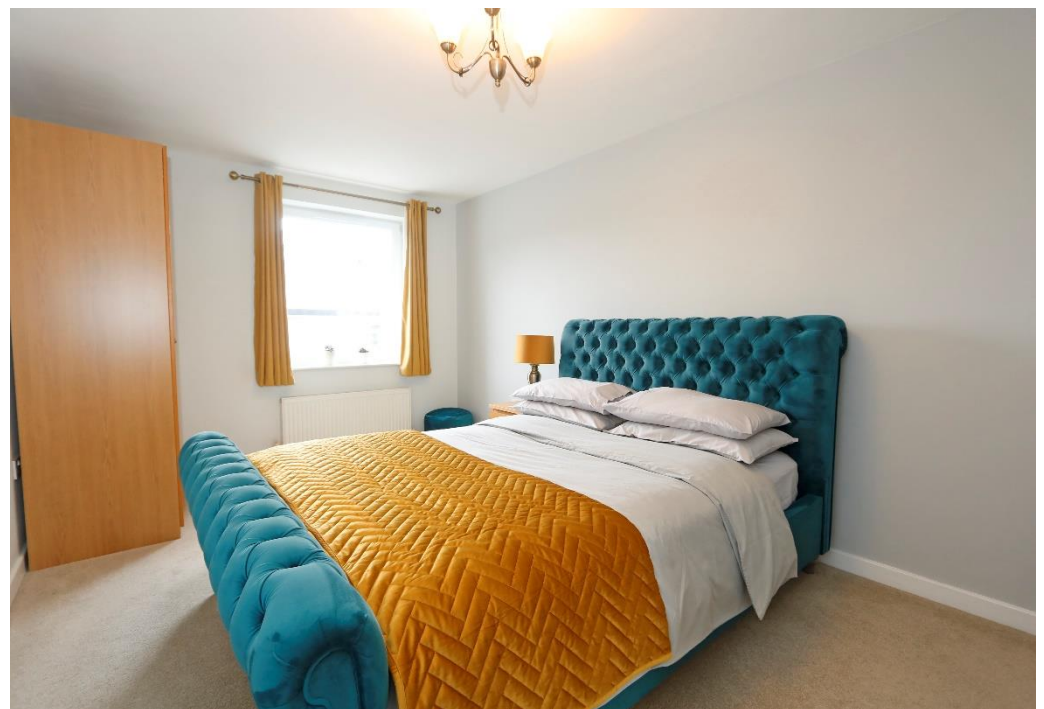
Entrance Hall \ Laminate flooring, radiator, thermostat control, video entry phone system, smooth plastered ceiling, power points, cupboard with shelving, doors to accommodation off.

Lounge/Diner/Kitchen 21' x 11'7 \ Excellent size reception area open to kitchen. The lounge/diner having upvc double glazed window to rear, fitted carpet, radiator, power points, T.V point, smooth plastered ceiling with inset spotlights, cupboard housing combination boiler. Open plan to well fitted kitchen comprising double bowl stainless steel sink and drainer unit with chrome mixer tap inset into range of square edge worktops with cupboards and drawers beneath and matching eye level units, integrated Electrolux oven with four ring Electrolux gas hob above and chimney style extractor over, integrated Electrolux dishwasher, integrated fridge/freezer, space and plumbing for washing machine, wood effect flooring, under cupboard lighting, power points, smooth plastered ceiling with inset spotlights.

Bedroom 17'1 x 9'10 \ Upvc double glazed window to rear, fitted carpet, radiator, power points, smooth plastered ceiling, T.V point.

Bathroom 10'1 Max x 5'10 \ Modern four piece suite comprising panelled bath with chrome controls and tiled surround, push button w.c, wall hung wash basin with chrome mixer tap, tiled shower cubicle with shower over, half tiled to remaining walls, tiled flooring, ladder style heated towel radiator, shaver point, smooth plastered ceiling, extractor.

Communal Roof Terrace \ An excellent feature of the property is this large top floor roof terrace with panoramic views towards the Thames Estuary and beyond. Laid to astro turf with outside lighting and communal seating.



Parking \ The apartment benefits from own allocated parking space in a secure covered car park accessed via remote control electric doors, also having CCTV.

Lease Information \ The property benefits from a long lease in excess of 100 years (125 years from 2004). We understand the service charge is approximately £1600 per annum and the ground rent is approximately £200 per annum.



PLEASE NOTE:-

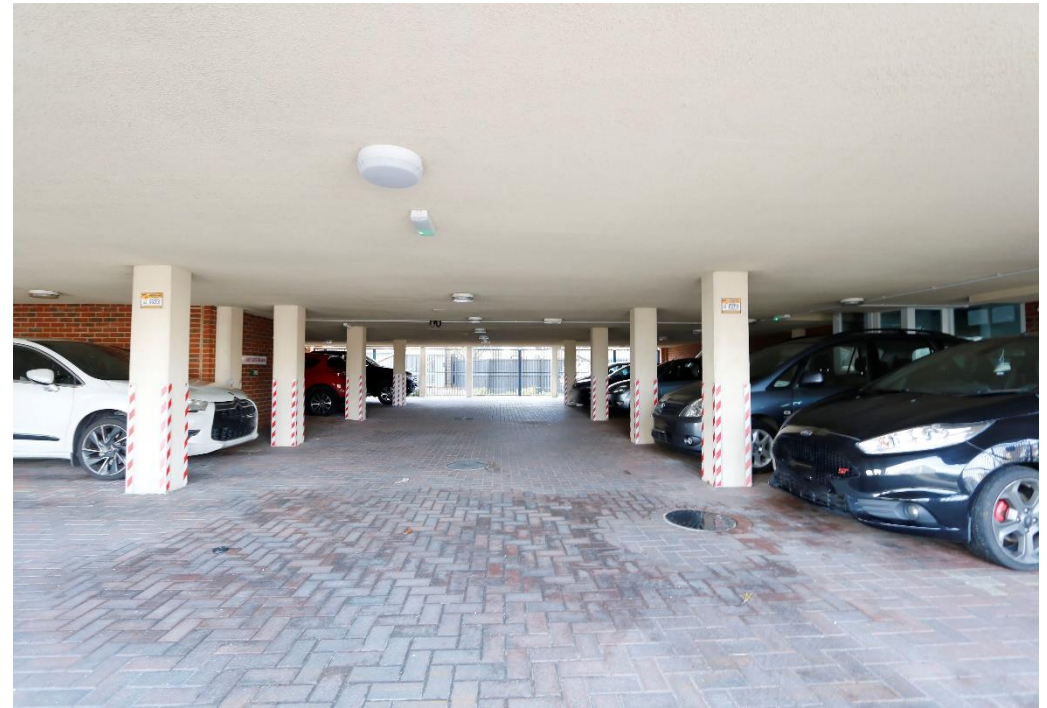
We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

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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