

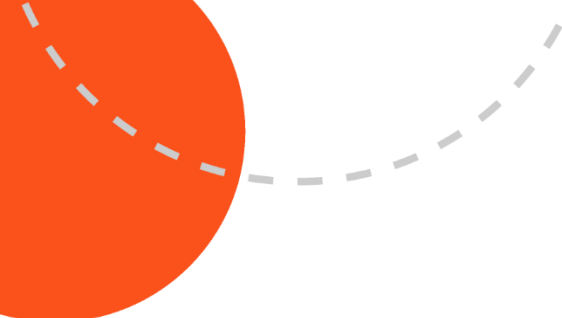


Castle Gate, 320 London Road, Hadleigh, Essex, SS7 2DD

2 bed first floor flat / **Guide Price** £190,000 - £200,000 / t. 01702 555888







Situated in the ever popular 'Castle Gate' within the heart of Hadleigh and offered with no onward chain is this good size **two bedroom** first floor flat. Having large lounge with Juliette balcony open plan to kitchen, en-suite shower room to master and further family bathroom suite together with own allocated parking space and a long lease in excess of 100 years. Also benefiting from upvc double glazing throughout, gas central heating via combination boiler, secure entry phone system and a lift to all floors.

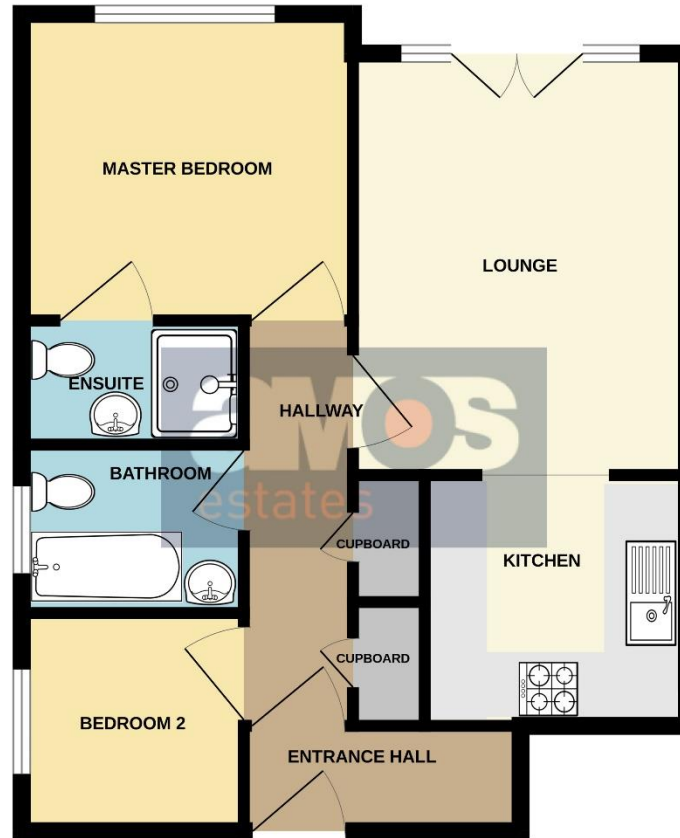
Ideally located a stone's throw from local shops, bus routes and supermarkets whilst also being with walking distance of Hadleigh Castle. Leigh On Sea and Benfleet mainline stations are a short way away and excellent local schools can also be found nearby including being within the Hadleigh Infants/Juniors and King John school catchments. Call now to book your viewing!

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GROUND FLOOR

**A space to
call home.**



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

- / Good Size Two Bedroom First Floor Flat**
- / Large Lounge Open Plan To Kitchen**
- / En-Suite Shower Room To Master**
- / Three Piece Family Bathroom Suite**
- / Juliette Balcony To Lounge**
- / Own Allocated Parking Space**
- / Gas Central Heating Via Combination Boiler**
- / Upvc Double Glazing Throughout**
- / Long Lease**
- / Lift To All Floors**
- / Entry Phone System**
- / Stones Throw From Hadleigh High Street**
- / Excellent School Catchments**
- / No Onward Chain**

Secure communal entrance door opening to communal hallway, stairs and lift leading to first floor, private entrance door to:

Entrance Lobby/Storage \ Fitted carpet, power points, smooth plastered and coved ceiling, door leading to:

Entrance Hall \ Fitted carpet, radiator, power points, entry phone system, thermostat control, smooth plastered and coved ceiling, telephone point, two storage cupboards with shelving, doors to accommodation off.

Lounge 13'8 x 11'3 \ Upvc double glazed french doors with upvc double glazed windows adjacent opening to Juliette balcony, fitted carpet, power points, T.V point, radiator, smooth plastered and coved ceiling, open plan to:

Kitchen 9'7 x 6'8 \ Stainless steel sink and drainer unit inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated oven with four ring gas hob above and chimney style extractor over, space for tall fridge/freezer, space and plumbing for washing machine, tiled splashbacks, tiled effect flooring, power points, smooth plastered and coved ceiling.

Bedroom One 11'7 x 10'9 \ Upvc double glazed window to rear, fitted carpet, radiator, power points, T.V point, smooth plastered and coved ceiling, door leading to:

En-Suite \ Three piece suite comprising shower cubicle with tiled surround and shower over, push button w.c, pedestal wash basin, radiator, wall mounted Baxi combination boiler, extractor, smooth plastered and coved ceiling.

Bedroom Two 7'5 x 7'4 \ Upvc double glazed window to side, fitted carpet, radiator, power points, T.V point, telephone point, smooth plastered and coved ceiling.



Bathroom \ Three piece suite comprising panelled bath with shower over, push button w.c, pedestal wash basin, radiator, smooth plastered and covered ceiling, extractor, upvc obscure double glazed window to side, vinyl flooring, half tiled to remaining walls.

Parking \ The property benefits from own allocated parking space in car park to rear of block.

Lease Information \ We understand the lease term is 125 years from April 1st 2006 and therefore benefits from 107 years remaining, the service charge is approximately £1400 per annum and the ground rent is approximately £250 per annum.





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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).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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