

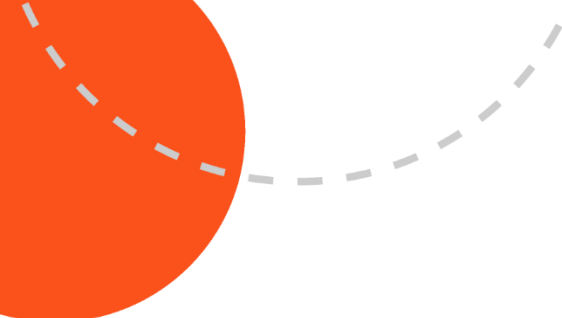


Aragon Court, 133-147 Church Road, Hadleigh, Essex, SS7 2GB

2 bed second floor retirement flat / £195,000 / t. 01702 555888

amos





Welcome to this larger than average luxury **two bedroom** second floor apartment situated in the ever sought after 'Aragon Court', a high quality retirement complex within the heart of Hadleigh. Having large entrance hall, good size lounge/diner, stunning fitted kitchen with Quartz worktops, generous size bedrooms and a modern shower room together with attractive outlook over communal gardens, resident's car park, a long lease in excess of 100 years, on-site house manager and 24 hour careline facility. The apartment also benefits from attractive made to measure shutters and air conditioning.

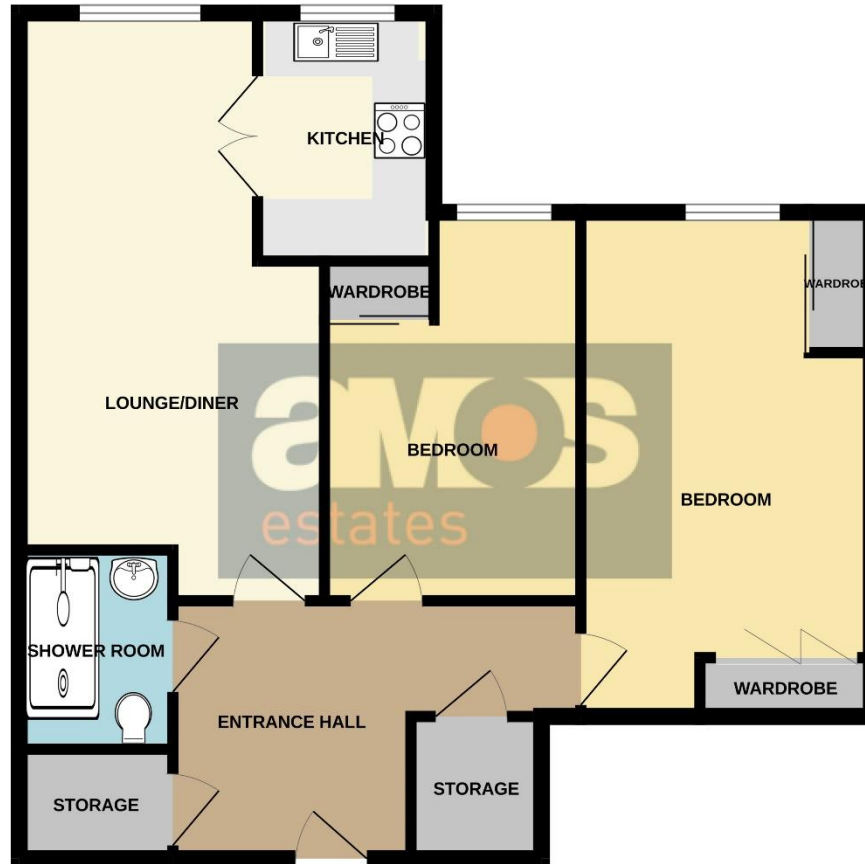
Ideally located a short walk from Hadleigh Town Centre with its array of shops, amenities, supermarket's and bus routes whilst also having local parks, Hadleigh Castle and woodland a short way away. Offered with no onward chain this beautifully presented apartment must be viewed internally to fully appreciate the opportunity on offer.

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.
Made with Metropix ©2024





Highlights

- / Spacious Two Bedroom Second Floor Retirement Apartment**
- / Beautifully Presented Throughout**
- / Large Lounge/Diner**
- / High Quality Fitted Kitchen With Quartz Worktops**
- / Generous Size Bedrooms With Fitted Wardrobes To Both**
- / Modern Shower Suite**
- / Attractive Outlook Over Communal Gardens**
- / Upvc Double Glazing Throughout With Attractive Shutters To Remain**
- / Air Conditioning To Lounge & Both Bedrooms**
- / 24 Hour Care Line System**
- / On-Site House Manager**
- / Communal Gardens, Lounge, Kitchen & Laundry Room**
- / Residents Car Park**
- / No Onward Chain**
- / Long Lease**
- / Lift To All Floors**
- / Convenient Location**

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

**Entrance Hall 14'3 Max x 9' ** Fitted carpet, power points, electric radiator, 24 hour careline pull cord, smooth plastered and coved ceiling, cupboard housing hot water cylinder and shelving, further large storage cupboard with shelving, doors to accommodation off.

**Lounge/Diner 20'6 Max x 11'1 ** Spacious reception room having upvc double glazed window to rear overlooking communal gardens with attractive made to measure shutters to remain, fitted carpet, air conditioning unit, electric radiator, power points, T.V point, 24 hour careline pull cord, smooth plastered and coved ceiling, doors leading to:

**Kitchen 9' x 5'8 ** Stunning fitted kitchen comprising double bowl sink and moulded drainer with swan neck tap inset into range of Quartz worktops with high gloss cupboards and drawers beneath and matching eye level units, integrated fridge, integrated freezer, integrated Bosch electric oven, inset Bosch four ring induction hob with extractor above, tiled splashbacks, power points, upvc double glazed window to rear overlooking communal gardens with attractive made to measure shutters to remain, smooth plastered and coved ceiling, 24 hour careline pull cord, wood effect flooring, wall mounted heater.

**Bedroom One 17'7 x 10'1 ** Upvc double glazed window to rear overlooking communal gardens with attractive made to measure shutters to remain, fitted carpet, electric radiator, power points, air conditioning unit, 24 hour careline pull cord, T.V point, smooth plastered and coved ceiling, two sets of fitted wardrobes with mirror fronted doors.

**Bedroom Two 13'3 x 8'7 ** Upvc double glazed window to rear overlooking communal gardens with attractive made to measure shutters to remain, fitted carpet, power points, electric radiator, air condition unit, smooth plastered and coved ceiling, T.V point,



24 hour careline pull cord, range of fitted wardrobes with mirror fronted doors and fitted dresser unit.

Shower Room \ Luxury three piece suite comprising large shower cubicle with shower over, push button w.c, vanity wash basin with chrome controls and storage below, extractor, panelling to walls.

Communal Facilities \ The complex is in excellent condition and has recently been freshly decorated throughout. There is a 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 and a guest suite available on a nightly basis.

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. 106 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:-

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.







at the heart of property.

Our professional and personal approach to property isn't just limited to residential sales. With a thriving commercial team, a dedicated mortgages expert and the longest established lettings and management department in Hadleigh and Hockley, we offer clients an exceptional experience, no matter what service they need.

Hadleigh Office: 319 London Road, Essex SS7 2BN **t:** 01702 555 888 **e:** hadleigh@amosstates.com

Hockley Office: 1A Spa Road, Hockley, Essex, SS5 4AZ **t:** 01702 207 720 **e:** hockley@amosstates.com

amosstates.com

