



Wilkinson Drop, Oak Road South, Hadleigh, Essex, SS7 2BF

2 bed ground floor flat / £235,000 / t. 01702 555888







Welcome to this beautifully presented **two bedroom** ground floor apartment in the ever popular 'Wilkinson Drop' within the heart of Hadleigh. Boasting stylish and spacious accommodation which includes lounge/diner open plan to modern fitted kitchen, good size bedrooms, a luxury en-suite shower room to master and a further family bathroom suite. Also featuring own allocated parking space, upvc double glazing throughout, secure entry phone system and a long lease in excess of 100 years.

Ideally located within walking distance of Hadleigh Town Centre with it's array of shops, supermarkets and cafe's, Hadleigh Castle and Hadleigh Country Park whilst also having excellent local schools nearby, the property being within the Hadleigh Infant/Junior and King John school catchments. Transport links via bus routes, major trunk roads and mainline stations are also within easy access. This a lovely apartment in immaculate condition throughout and we would therefore advise viewing at your earliest convenience to avoid disappointment.

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A space to call home.



Approximate total area⁽¹⁾

598.27 ft²
55.58 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Highlights

- / Beautifully Presented Two Bedroom Ground Floor Flat**
- / Bright & Spacious Accommodation**
- / Large Lounge/Diner Open Plan To Modern Fitted Kitchen**
- / Good Size Bedrooms**
- / Luxury En-Suite Shower Room To Master**
- / Three Piece Family Bathroom Suite**
- / Own Allocated Parking Space**
- / Long Lease In Excess Of 100 Years**
- / Secure Entry Phone System**
- / Upvc Double Glazing Throughout**
- / Stones Throw From Hadleigh Town Centre**
- / Walking Distance To Hadleigh Castle**
- / Hadleigh Infant/Junior & King John School Catchments**
- / Ideal First Time Purchase Or Buy To Let Opportunity**
- / Viewings Advised**



Secure communal entrance doors opening to communal hallway leading to private entrance door opening to:

Entrance Hall \ Wood effect flooring, cupboard housing hot water cylinder, electric radiator, power points, telephone point, entry phone system, smooth plastered and coved ceiling with inset spotlights, doors to accommodation off.

Lounge/Diner 14'3 x 10'3 Plus Recess \ Upvc double glazed bay window to rear, wood effect flooring, power points, T.V point, electric radiator, smooth plastered and coved ceiling with inset spotlights, doorway to:

Kitchen 8' x 6'5 \ Luxury fitted kitchen comprising sink and drainer unit with swan neck mixer tap inset into range of roll edge worktops with white high gloss cupboards and drawers beneath and matching eye level units, integrated oven with four ring electric hob above and chimney style extractor over, space and plumbing for dishwasher, space and plumbing for washing machine, space for tall fridge/freezer, power points, smooth plastered ceiling with inset spotlights, wood effect flooring.

Bedroom One 14'7 x 10'6 \ Upvc double glazed bay window to rear, wood effect flooring, electric radiator, power points, T.V point, smooth plastered and coved ceiling, fitted wardrobes, door leading to:

En-Suite Shower Room \ Stunning three piece suite comprising shower cubicle with shower over and tiled surround, push button w.c, vanity ash basin with chrome mixer tap and storage below, half tiled to remaining walls, wood effect flooring, extractor, wall mounted heater, smooth plastered ceiling with inset spotlights.

Bedroom Two 10'4 x 7'10 \ Upvc double glazed bay window to rear, fitted carpet, power points, electric radiator, smooth plastered ceiling.

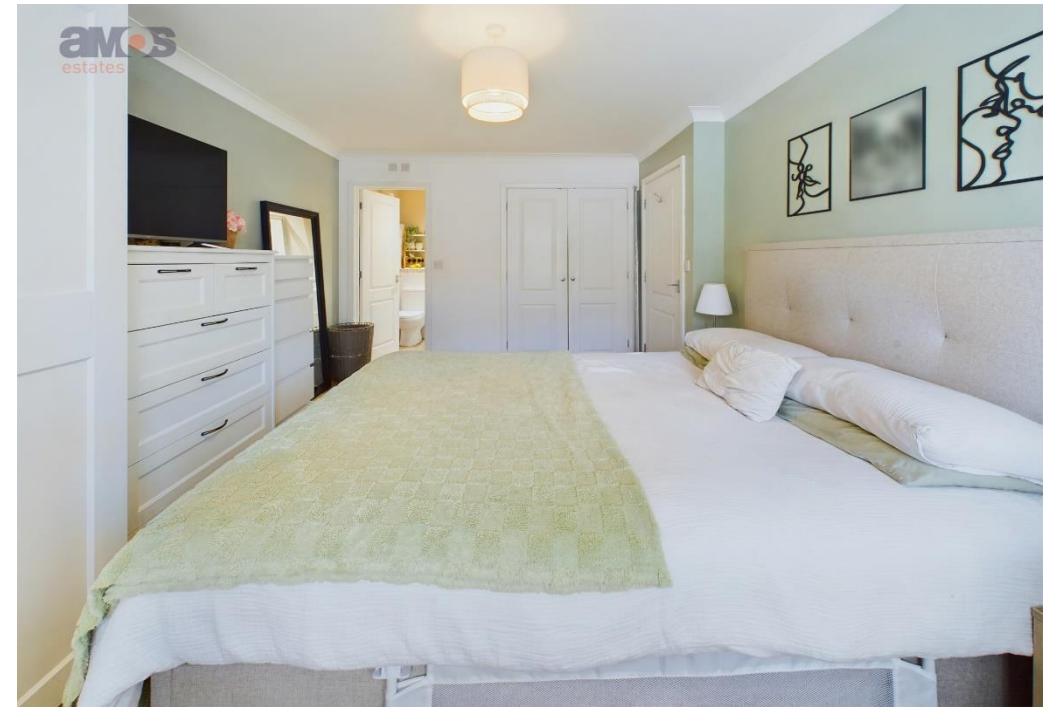




Bathroom \ Modern three piece suite comprising panelled bath with chrome controls and handheld attachment, vanity wash basin with chrome mixer tap and storage below, half tiled walls, wood effect flooring, smooth plastered ceiling with inset spotlights.

Outside & Parking \ The development benefits from well-tended communal gardens and own allocated parking space.

Lease Info \ We understand there is a lease of approximately 105 years remaining. We are advised the ground rent is £150 per annum and the service charge is £616.84 every 6 months (£1233.68 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.

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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.

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