

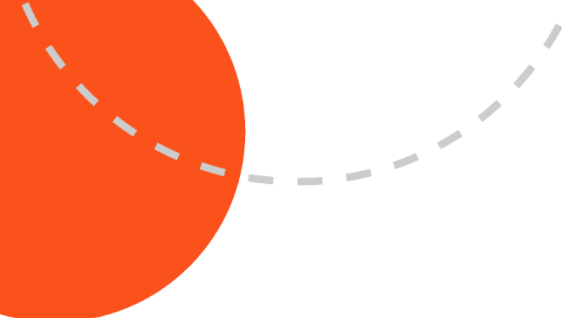


Aragon Court, 133-147 Church Road, Hadleigh, Essex, SS7 2GB

1 bed ground floor retirement flat / £140,000 / t. 01702 555888







Set on the ground floor in this rarely available position overlooking and providing direct access to the lovely communal gardens, is this well presented **one bedroom** ground floor retirement flat situated in the ever popular 'Aragon Court' within the heart of Hadleigh. Boasting large lounge/diner, well fitted kitchen, double bedroom and a modern shower room together with excellent communal facilities which include large communal lounge with kitchen, residents car park and laundry room. There is also an on-site house manager, 24 hour care line system, a long lease in excess of 100 years and new heating and hot water system installed approximately three years ago.

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 we would advise viewing at your earliest convenience.

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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.
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Highlights

- / Well Presented One Bedroom Ground Floor Flat**
- / Sought After Retirement Complex Within Hadleigh**
- / No Onward Chain**
- / Large Lounge/Diner**
- / Overlooking & Providing Direct Access To Patio & Communal Gardens**
- / Well Fitted Kitchen**
- / Double Bedroom With Fitted Wardrobes**
- / Modern Three Piece Shower Room**
- / Upvc Double Glazing Throughout**
- / 24 Hour Care Line System**
- / Lease In Excess of 100 Years**
- / Communal Lounge, Kitchen & Laundry Room**
- / Residents Car Park**
- / Guest Suite**
- / On-Site House Manager**
- / Close To Hadleigh Town Centre & Bus Routes**
- / New Heating & Hot Water System Installed Approx. 3 Years Ago**
- / EPC Rating - D**

Communal entrance doors opening to communal hallway, private entrance door to:

Entrance Hall \ Fitted carpet, smooth plastered and coved ceiling, cupboard housing shelving and consumer unit, 24hour care line pull cord, doors to accommodation off.

Lounge/Diner 17'7 x 14'5 Max \ Fitted carpet, electric radiator, power points, T.V point, smooth plastered and coved ceiling, 24 hour care line pull cord, upvc double glazed window with door adjacent providing pleasant outlook and access to patio and communal gardens, double doors to:

Kitchen 7'4 x 5'8 \ 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 Neff oven with AEG four ring electric hon above and extractor over, space for tall fridge/freezer, 24hour care line pull cord, upvc double glazed window to rear overlooking communal gardens, tiled effect vinyl flooring, tiled splashbacks, wall mounted heater, smooth plastered and coved ceiling, power points.

Bedroom 12'9 x 8'10 \ Upvc double glazed window to rear overlooking communal gardens, fitted carpet, power points, T.V point, smooth plastered and coved ceiling, mirror fronted fitted wardrobes, 24hour care line pull cord, electric radiator.

Shower Room \ Modern three piece suite comprising large shower cubicle with shower over, vanity wash basin with chrome controls and storage below, push button w.c, tiled walls, tiled effect vinyl flooring, smooth plastered and coved ceiling, extractor, wall mounted heater, heated towel radiator, large storage cupboard housing hot water cylinder with ample shelving.

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 £3412.46 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 £395 per annum.

Please Note \ We are advised there was new heating and hot water system installed approximately three years ago.



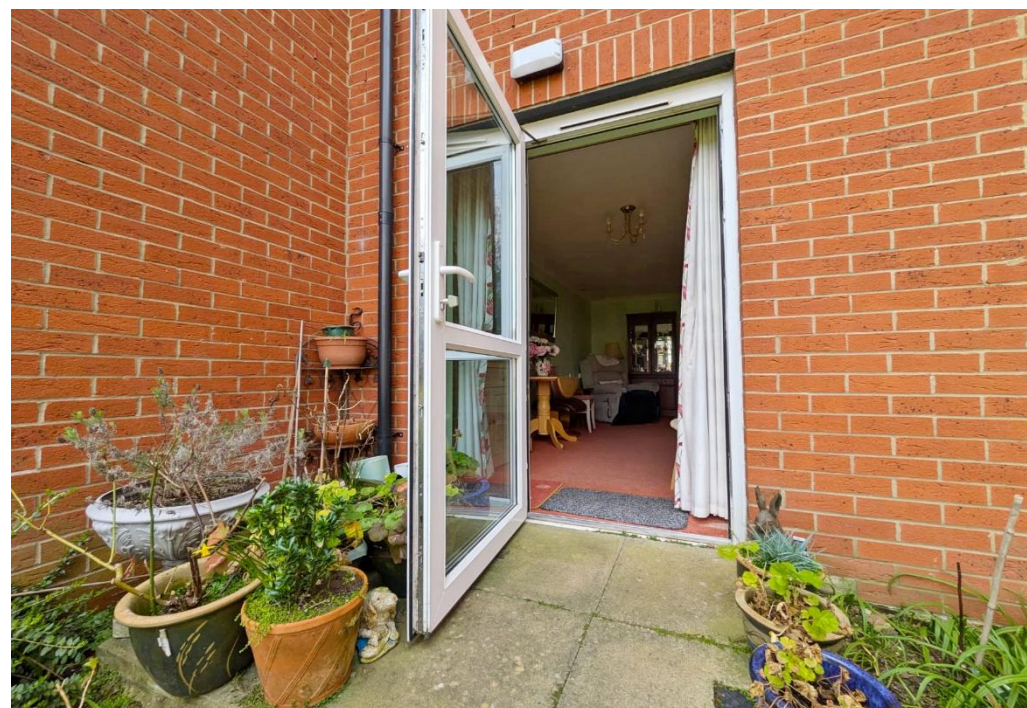
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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

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