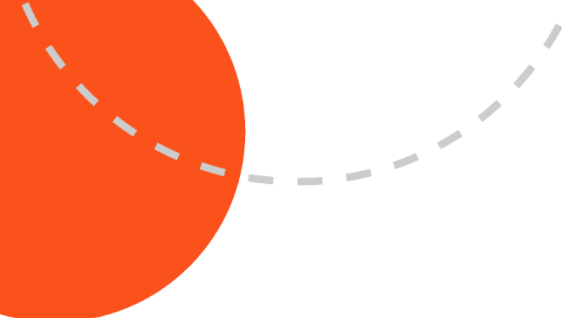




Thames View Court, 627 London Road, Hadleigh, Essex, SS7 2EB
2 bed duplex style apartment / £285,000 / t. 01702 555888





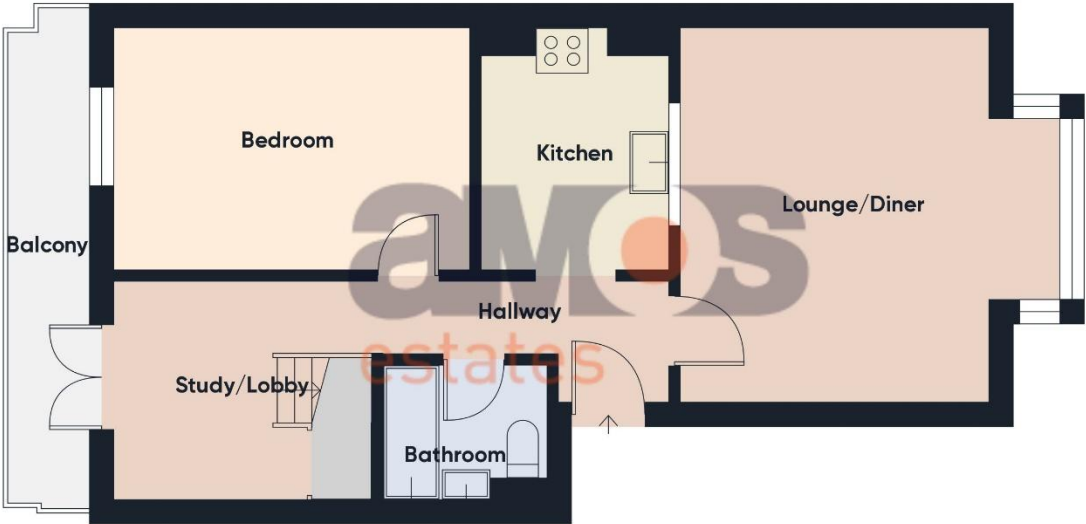
A rare opportunity to purchase this beautifully presented **two double bedroom duplex** apartment with a spacious layout set over two floors, providing beautiful views over Salvation Army fields towards the Thames Estuary. Boasting large lounge/diner, well fitted kitchen, modern bathroom suite, study/lobby area and own private balcony together with garage and an allocated parking space. Clearly no expense has been spared by the current owners to create this immaculate home, features include upvc triple glazing, gas central heating via combination boiler with newly installed radiators and low annual charges.

Situated in the much sought after 'Thames View Court' development on the Hadleigh/Leigh-On-Sea borders, a short distance to Hadleigh Town Centre with its array of shops, amenities and supermarkets whilst also being within easy reach of local bus routes and Leigh mainline station with direct links into London Fenchurch Street. Excellent local schools can also be found nearby, the property being within the Hadleigh Infant & Junior school catchments. Viewings Advised.

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A space to call home.



Floor 1



Floor 2



Approximate total area⁽¹⁾

816.99 ft²
75.9 m²

Balconies and terraces

61.89 ft²
5.75 m²

Reduced headroom

89.87 ft²
8.35 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Highlights

- / Stunning Two Bedroom Duplex Style Apartment**
- / Beautiful Views Over Salvation Army Fields & The Thames Estuary**
- / Set Over Two Floors**
- / Large Lounge/Diner**
- / Well Fitted Kitchen**
- / Modern Bathroom Suite**
- / Study/Lobby Area**
- / Two Double Bedrooms**
- / Private Balcony**
- / Garage & Allocated Parking Space**
- / Upvc Triple Glazing**
- / Combination Boiler & New Radiators**
- / Reasonable Annual Charges**
- / Hadleigh/Leigh Borders**
- / Secure Entry Phone System**
- / Close To Town Centre**
- / Easy Reach Of Leigh Station**
- / Hadleigh Infant & Junior School Catchments**
- / Viewings Advised**



Communal entrance doors opening to communal hallway with stairs leading to top floor, solid wood private entrance door opening to:

Entrance Hall \ Fitted carpet, radiator, power points, entry phone system, open to study/lobby area and doors to accommodation off.

Lounge/Diner 14'9 Into Bay x 14'8 \ Upvc triple glazed floor to ceiling square bay window to front providing beautiful views over Salvation Army field and the Thames Estuary, fitted carpet, radiator, power points, wall light point, T.V point, smooth plastered and coved ceiling.

Kitchen 9'5 x 7'3 \ A luxury fitted kitchen comprising one and a half bowl stainless steel sink and drainer unit with chrome mixer tap inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated Belling oven with four ring gas hob above, extractor over and mosaic tiled back plate, space for tall fridge/freezer, space and plumbing for washing machine, wood effect flooring, smooth plastered ceiling, under cupboard lighting, power points, USB charging points, cupboard housing combination boiler.

Bedroom Two 13'4 x 9'6 \ Upvc triple glazed window to rear, fitted carpet, power points, radiator, T.V point, range of attractive fitted wardrobes, smooth plastered and coved ceiling.

Bathroom \ Modern three piece suite comprising panelled bath with chrome controls and shower over, vanity wash basin with chrome mixer tap and storage below, push button w.c, tiled walls, tiled flooring, heated towel radiator, smooth plastered ceiling with inset spotlights.

Study/Lobby Area 8'5 x 7'1 \ Approached via the hallway having upvc triple glazed french doors leading to balcony, fitted carpet, vertical radiator, power points, understairs storage facility, carpeted stairs with timber balustrade leading to bedroom one.



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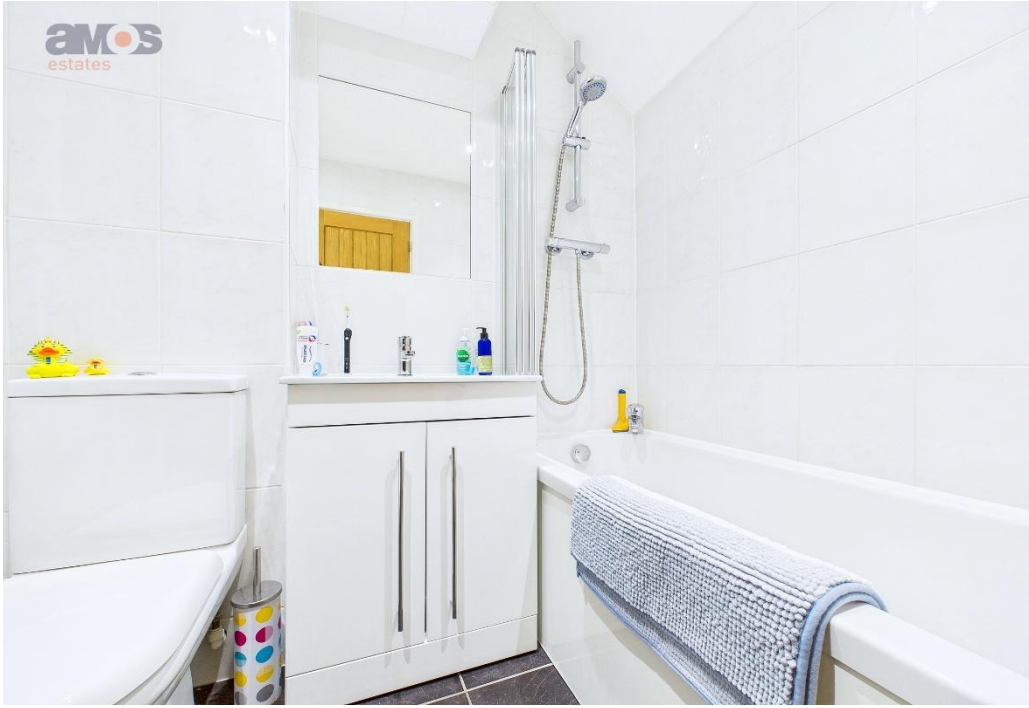
Balcony \ A lovely private balcony with views over surrounding area.

Bedroom One 18'8 x 16'5 Max \ A fabulous master suite providing stunning views over Salvation Army fields, the Thames Estuary and beyond, fitted carpet, power points, two radiators, T.V point, three Velux windows with integrated blinds, smooth plastered ceiling with inset spotlights.

Garage & Parking 16'5 x 7'10 \ Garage in a block with recently installed up and over door to front and allocated parking space adjacent.

Lease Info \ 199 years from 25 December 1979 therefore benefiting from approximately 153 years remaining. We are advised the block is under a commonhold arrangement and each flat within the building has a share of the freehold. We are advised that the service charge is £600 per annum and there is no ground rent to pay.









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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