



Wilkinson Drop, Oak Road South, Hadleigh, SS7 2BG  
2 Bed First Floor Apartment / **Guide Price** £230,000 - £240,000 / t. 01702 555888

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Situated in the heart of Hadleigh in the much sought after 'Wilkinson Drop' development is this bright and spacious **two bedroom** first floor apartment in excellent condition throughout, offered with no onward chain. Having large lounge open plan to modern fitted kitchen, generous size bedrooms and a luxury four piece bathroom suite. Outside there is an allocated parking space, further visitor spaces and well tended communal gardens. Also benefiting from a long lease in excess of 100 years, entry phone system, upvc double glazing throughout and plenty more.

Ideally located within walking distance of Hadleigh Town Centre, local supermarkets and Hadleigh Castle whilst also having excellent local schools nearby including being with 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.

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TOTAL APPROX. FLOOR AREA 609 SQ.FT. (56.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

- / No Onward Chain
- / Bright And Spacious Two Bedroom First Floor Flat
- / Well Presented Throughout
- / Large Lounge Open Plan To Kitchen
- / Modern Four Piece Bathroom Suite
- / Good Size Bedrooms
- / Upvc Double Glazing Throughout
- / Allocated Parking Space
- / Communal Gardens
- / Long Lease
- / Prime Location
- / Hadleigh Infant/Juniors And King John Catchment
- / Walking Distance To Town Centre And Hadleigh Castle
- / Bus Routes Nearby
- / Popular Development
- / Viewings Advised



Communal entrance door with stairs providing access to first floor, private entrance door to:

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

**Lounge Incorporating Kitchen 20'2 x 11'6** \ Bright and spacious reception room open plan to kitchen. Lounge having laminate flooring, upvc double glazed window to rear, power points, T.V point, smooth plastered and coved ceiling with inset spotlights, two electric radiators. Open plan to modern fitted kitchen comprising stainless steel sink and drainer units inset into range of square edge work tops with white high gloss cupboards and drawers beneath and matching eye level units, integrated electric oven with four ring electric hob above and extractor over, space for tall fridge/freezer, space and plumbing for washing machine, further appliance space, upvc double glazed window to side, tiled effect flooring, power points, smooth plastered ceiling with inset spotlights.

**Bedroom One 14'7 Into Wardrobe Depth x 10'11** \ Upvc double glazed square bay window to side, fitted carpet, power points, electric radiator, smooth plastered and coved ceiling, fitted wardrobes.

**Bedroom Two 11'7 x 7'7** \ Upvc double glazed window to rear, fitted carpet, power points, electric radiator, smooth plastered and coved ceiling.

**Bathroom** \ Luxury four piece suite comprising panelled bath with chrome controls and separate handheld attachment, enclosed shower cubicle with screen door and shower over, low flush w.c, wall mounted vanity wash basin with chrome mixer tap, smooth plastered ceiling with inset spotlights, half tiled walls, tiled effect flooring, extractor.

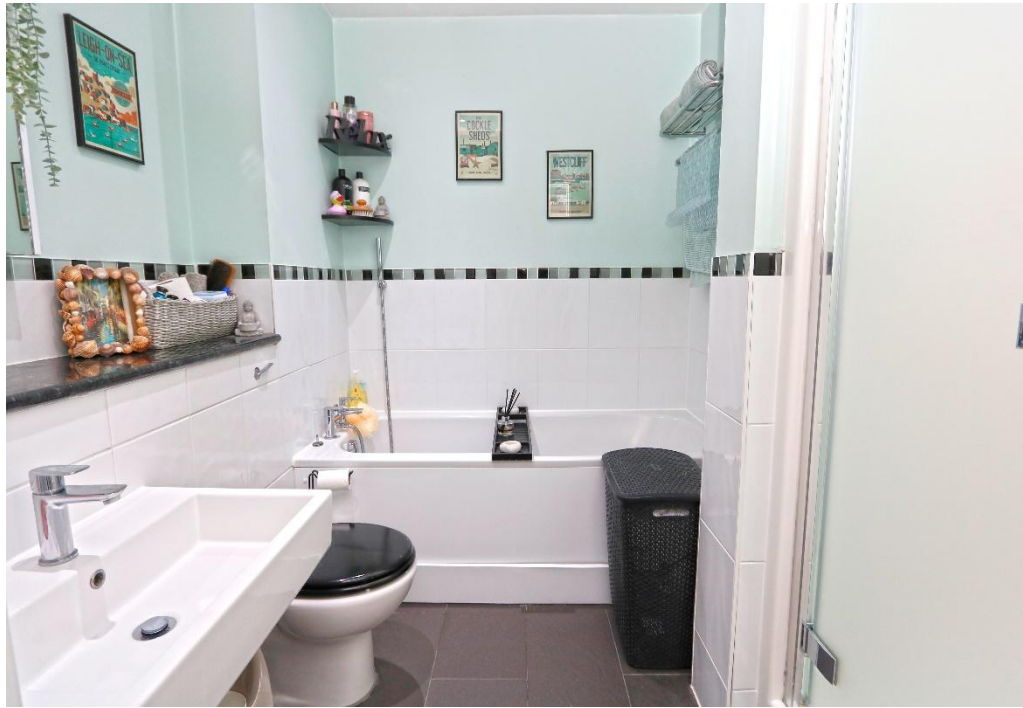




**Outside** \ The property benefits from own allocated parking space with further visitors spaces together with well tended communal gardens.

**Lease Information** \ We understand there is a lease of approximately 105 years remaining, the service charge is approximately £1200 per annum and the ground rent is approximately £150 per annum.





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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.

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