



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

2 bed first floor flat / Offers In Excess Of £230,000 / t. 01702 555888

amos





We are delighted to offer for sale this **two bedroom first floor flat offering bright and spacious accommodation throughout and situated in the ever popular 'Wilkinson Drop' development, offered with no onward chain. Having a large lounge/diner open plan to well fitted kitchen, a three piece bathroom suite and excellent size bedrooms the master having en-suite shower room together with an allocated parking space and a long lease in excess of 100 years.**

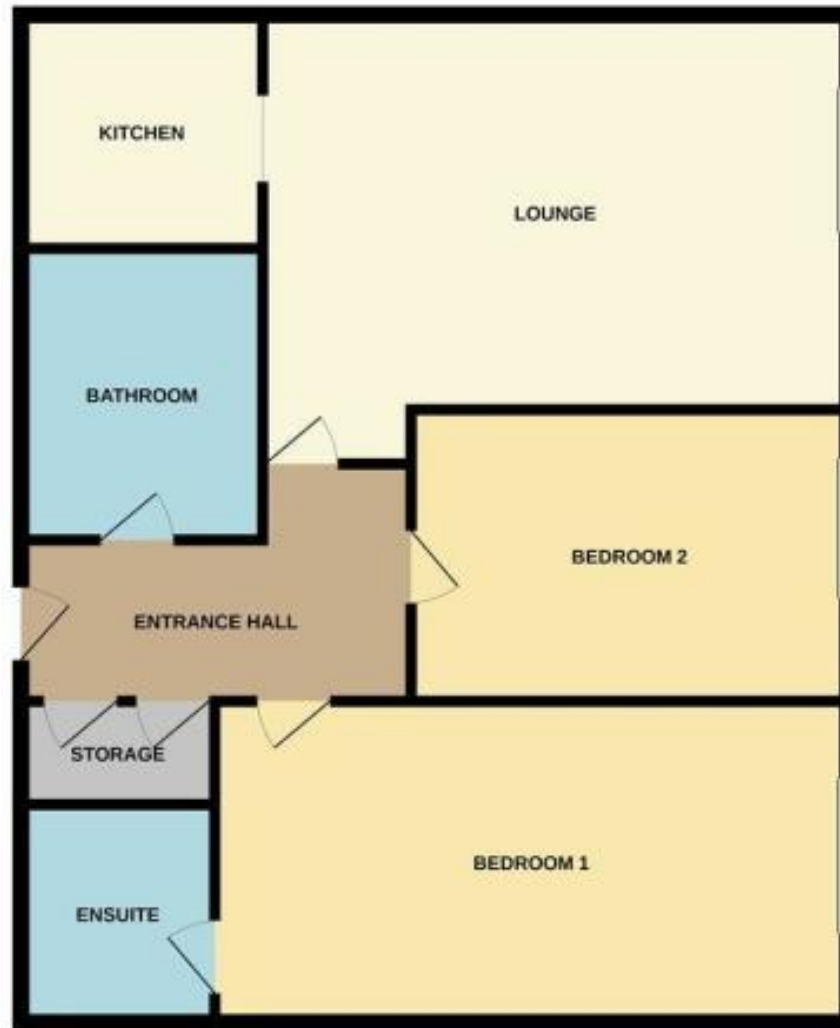
Being a stone's throw from Hadleigh Town Centre, local supermarkets and bus routes whilst also having Hadleigh Castle and Hadleigh Country Park nearby, whether you're stepping onto the ladder or fancy a buy to let we would strongly advise viewing at your earliest convenience.

Find us on



**A space to
call home.**

GROUND FLOOR



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 here have not been tested and no guarantee as to their operability or efficiency can be given.
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Highlights

- / Lounge 16'7 x 10'5 Plus Door Recess**
- / Kitchen 8'1 x 6'5**
- / Bedroom One 14'7 x 10'5**
- / En-Suite Shower Room**
- / Bedroom Two 10'7 x 7'10**
- / Modern Three Piece Bathroom Suite**
- / Allocated Parking Space And Visitor Spaces**
- / Long Lease**
- / Extremely Popular Development**
- / UPVC Double Glazing**
- / Walking Distance Of Hadleigh Town Centre**
- / Entryphone System**
- / No Onward Chain**
- / Viewings Highly Recommended**



Communal entrance door opening to hallway with stairs leading to first floor, private entrance door with spyhole to:

Entrance Hall / Fitted carpet, electric radiator, smooth plastered and coved ceiling with inset spotlights, entryphone system, power points, telephone point, cupboard housing hot water cylinder and shelving, doors to accommodation off.

Lounge /

16'7 x 10'5 Plus Door Recess

Fitted carpet, double glazed window to rear, power points, telephone point, T.V point, power points, two electric radiators, smooth plastered and coved ceiling with inset spot lights, open plan to:

Kitchen /

8'1 x 6'5

Well fitted kitchen comprising stainless steel sink and drainer unit inset into range of square edge worktops with cupboards and drawers beneath and matching eye level units, integrated electric oven with four ring electric hob above and chimney style extractor above, space and plumbing for washing machine, power points, space for tall fridge/freezer, further appliance space, under cupboard lighting.

Bedroom One

14'7 x 10'5

Fitted carpet, power points, telephone point, smooth plastered and coved ceiling, double glazed bay window to rear, electric radiator, fitted wardrobe/cupboard, door to:

En-Suite Shower Room /

Modern three piece suite comprising shower cubicle with shower over, low flush w.c, wall hung vanity wash basin with chrome mixer tap, smooth plastered ceiling with inset spotlights, electric heater.

Bedroom Two /

10'7 x 7'10

Double glazed window to rear, fitted carpet, power points, telephone point, smooth plastered ceiling.

Bathroom /

Modern three piece suite comprising panelled bath with chrome controls, low flush w.c, wall hung vanity wash basin, half tiled walls,



vinyl flooring, smooth plastered ceiling with inset spotlights, electric heater.

Outside /

The property benefits from one allocated parking space and further visitor spaces and well tended communal gardens.

**Lease Info ** We understand there is a lease of approximately 104 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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