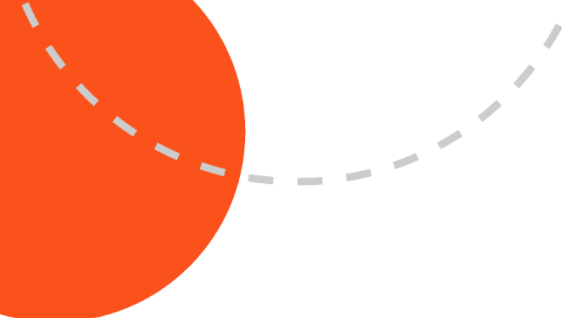




20 Wilkinson Drop, Oak Road South, Hadleigh, Essex, SS7 2BF
3 bed top floor penthouse / Offers In Excess Of £280,000 / t. 01702 555888

amos





A rare opportunity to purchase this spacious **three bedroom** top floor penthouse tucked away in the ever popular 'Wilkinson Drop' and offered with no onward chain. Boasting excellent size accommodation which includes large lounge/diner open plan to kitchen, generous size bedrooms, two bathroom suites and an allocated parking space. Also benefiting from upvc double glazing throughout 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 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. This is an extremely spacious and unique property that must be viewed to avoid disappointment.

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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

- / Spacious Three Bedroom Penthouse
- / No Onward Chain
- / Large Lounge/Diner
- / Well Fitted Kitchen
- / Excellent Size Bedrooms
- / En-Suite To Master
- / Jack & Jill Family Bathroom Suite
- / Allocated Parking Space
- / Well Tended Communal Gardens
- / Long Lease In Excess Of 100 Years
- / Upvc Double Glazing Throughout
- / Rare Opportunity
- / Hadleigh Infant/Junior & King John School Catchments
- / Stones Throw From Hadleigh High Street
- / Walking Distance To Hadleigh Castle
- / Transport Links Within Easy Reach
- / Viewings Advised

Communal entrance door to:

**Communal Entrance Hall **

Entry phone system, stairs leading to second floor with private solid wood entrance door opening to:

**Reception Hall **

Being L-shaped having laminate flooring, smooth plastered and coved ceiling with inset spot lights, telephone point, wall mounted entry phone, electric heater, two cupboards one providing excellent storage facility and the other housing hot water cylinder with shelving above. Doors to accommodation off.

**Lounge/Diner 25'4 x 13'2 (7.72m x 4.01m) **

A superb reception space having uPVC double glazed window to rear, laminate flooring, electric heater, smooth plastered and coved ceiling with inset spot lights, television point, additional electric heater, open plan to one elevation to:

**Kitchen 12'7 x 7'11 (3.84m x 2.41m) **

Good size kitchen having range of modern base and eye level units, square edge work surfaces with four ring electric hob, brushed steel back plate and brushed steel chimney style extractor over and electric oven below, integrated washing machine, space for fridge/freezer, tiled splashbacks, wine rack, smooth plastered ceiling, Velux window, vinyl flooring, under cupboard spot lighting, stainless steel one and half bowl sink and drainer unit.

**Bedroom One 22'10 x 15'7 L-Shaped maximum measurements (6.96m x 4.75m) **

An excellent size bedroom the size of which is seldom found in properties of this type providing ample bed area and narrowing to provide excellent wardrobe space/seating area towards the ensuite. Fitted carpet, smooth plastered and coved ceiling, two Velux windows, additional sky light, large recessed wardrobe/storage cupboard, electric heater, telephone point, television point.



**En-Suite Shower Room **

Three piece suite comprising recessed shower cubicle with chrome controls and plastic mouldings, concealed cistern WC, wall hung wash basin, half tiled walls with attractive dado splitter, display shelf, smooth plastered ceiling with inset spotlights, electric heater.

**Bedroom Two 21'4 x 9'2 (6.5m x 2.79m) **

Once again an excellent size bedroom the nature of which is seldom found having uPVC double glazed window to rear, fitted carpet, smooth plastered ceiling, recessed wardrobe/storage cupboard, display unit with base level cupboard under, telephone point, door to Jack & Jill bathroom.

**Bedroom Three 16'9 max x 8'6 (5.11m x 2.59m) **

Ample third bedroom having uPVC double glazed window to rear, fitted carpet, electric heater, smooth plastered ceiling.

**Jack & Jill Bathroom **

Three piece bathroom suite which, as stated, can be accessed from the entrance hall or bedroom two. The room comprises panelled bath with mixer tap, concealed cistern WC, wall hung wash basin, display shelf, half tiled walls, smooth plastered ceiling with inset spot lights, laminate flooring.

**Outside **

Allocated parking space and visitor spaces, well-tended communal gardens.

**Lease Info ** 125 years from 1 January 2004 therefore 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).



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

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