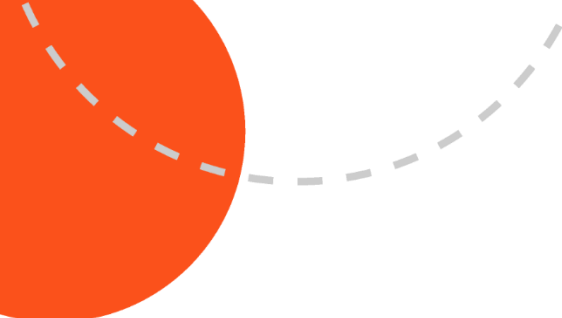




Thames View Court, 627 London Road, Hadleigh, Essex, SS7 2EB
2 bed second floor flat / **O.I.E.O.** £250,000 / t. 01702 555888

amos





We are delighted to bring to the market this spacious and well presented **two bedroom** second floor flat in this popular development, boasting beautiful views over Salvation Army fields towards the Thames Estuary. Accommodation includes large lounge/diner, well fitted kitchen, generous size bedrooms, private balcony and modern bathroom suite together with garage and allocated parking to the rear. Also benefiting from low annual charges and a share of the freehold.

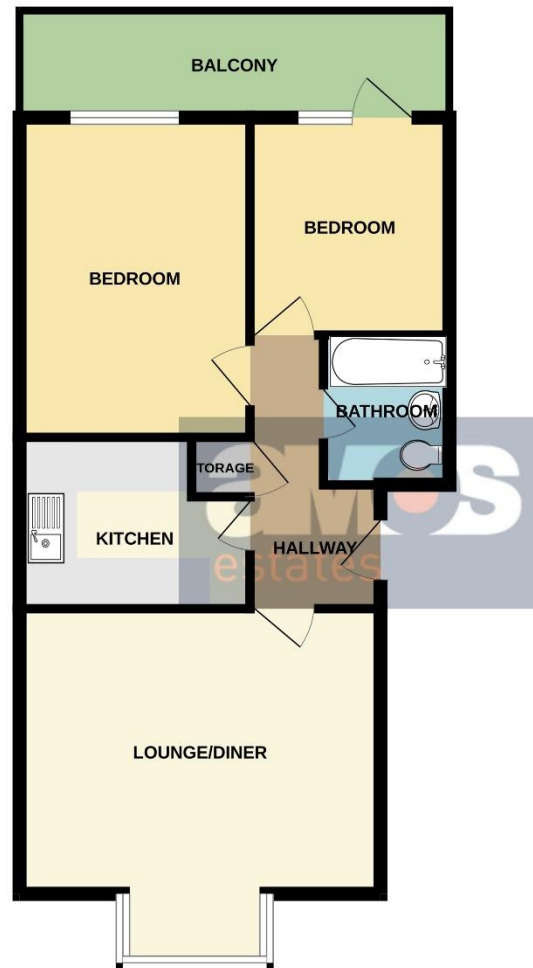
Situated in the much sought after 'Thames View Court' development on the Hadleigh/Leigh-On-Sea borders, a short distance to Hadleigh Town Centre with its array of shops, amenities and supermarkets whilst also being within easy reach of local bus routes and Leigh mainline station with direct links into 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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GROUND FLOOR

**A space to
call home.**



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 Two Bedroom Second Floor Flat
- / Stunning Views Over Salvation Army Fields Towards The Estuary
- / Large Lounge/Diner
- / Well Fitted Kitchen
- / Good Size Bedrooms
- / Modern Bathroom Suite
- / Own Private Balcony
- / Garage In Block With Allocated Parking Adjacent
- / Share Of Freehold
- / Reasonable Annual Charges
- / Gas Central Heating Via Combination Boiler
- / Upvc Double Glazing Throughout
- / Hadleigh Infant & Junior School Catchments
- / Easy Reach Of Leigh Mainline Station
- / Entry Phone System
- / Close To Town Centre
- / Viewings Advised



Communal entrance doors opening to communal hallway, stairs leading to second floor, private entrance door to:

Entrance Hall \ Fitted carpet, radiator, storage cupboard, power points, smooth plastered ceiling, doors to accommodation off.

Lounge/Diner 14'10 Into Bay Reducing To 11'11 x 14'9 \

Upvc double glazed square bay window to front providing beautiful outlook over Salvation Army fields towards the Thames Estuary, fitted carpet, vertical radiator, power points, T.V point, smooth plastered and coved ceiling.

Kitchen 9'7 x 7'2 \ Well fitted kitchen semi open to lounge.

Comprising stainless steel sink and drainer unit inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, space for cooker with extractor above, space and plumbing for washing machine, space for tall fridge/freezer, tiled splashbacks, power points, tiled flooring.

Bedroom One 13'4 x 9'6 \ Upvc double glazed window to rear, fitted carpet, radiator, power points, T.V point.

Bedroom Two 9'6 x 8'4 \ Upvc double glazed window to rear with upvc double glazed door adjacent leading to balcony, fitted carpet, power points, radiator, cupboard housing combination boiler.

Private Balcony 19' x 4'2 Approx \ A lovely private balcony to rear with pleasant outlook over surrounding area.

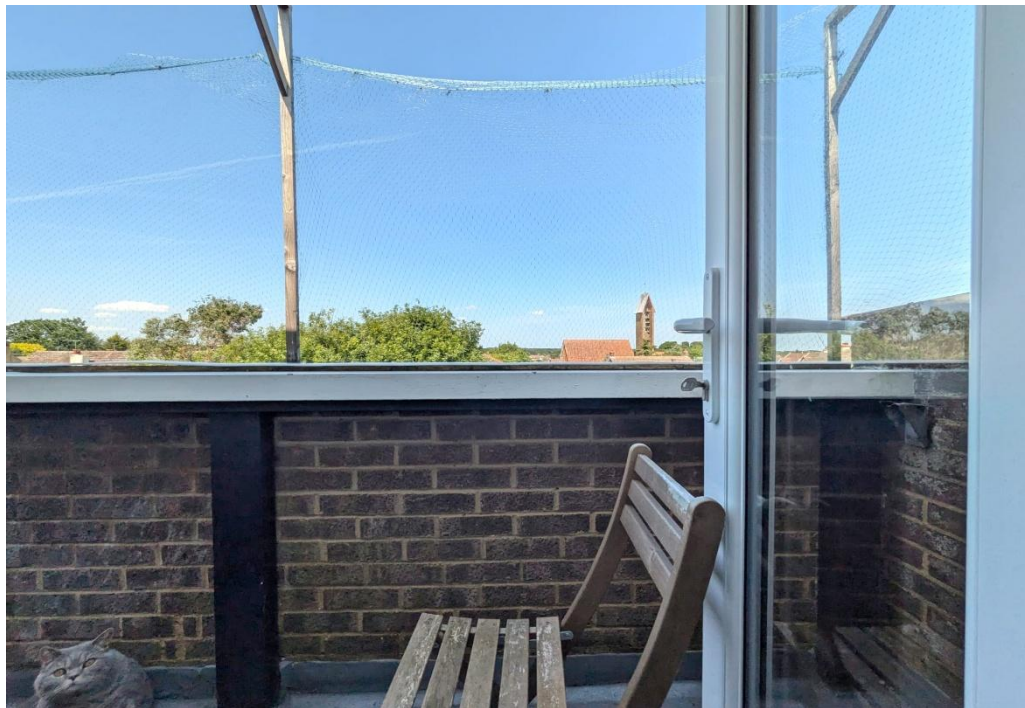
Bathroom 6'3 x 5'3 \ Modern three piece suite comprising panelled bath with chrome controls, drench style showerhead above and separate handheld attachment, wall hung wash basin with chrome mixer tap, push button w.c, tiled floor and walls, extractor, smooth plastered ceiling, heated towel radiator.

Garage & Parking \ Garage in a block with 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.

Digital Markets, Competition and Consumers Act 2024.

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