



Wilkinson Drop, Oak Road South, Hadleigh, Essex, SS7 2BG
2 bed ground floor flat / £235,000 / t. 01702 555888

amos





Offered with no onward chain is this beautifully presented **two bedroom** ground floor flat with doors leading to patio. Boasting bright and spacious accommodation which includes lounge/diner, well fitted kitchen, generous size bedrooms, luxury en-suite to master and a further family bathroom suite. Also benefiting from upvc double glazing throughout, allocated parking and a long lease in excess of 100 years.

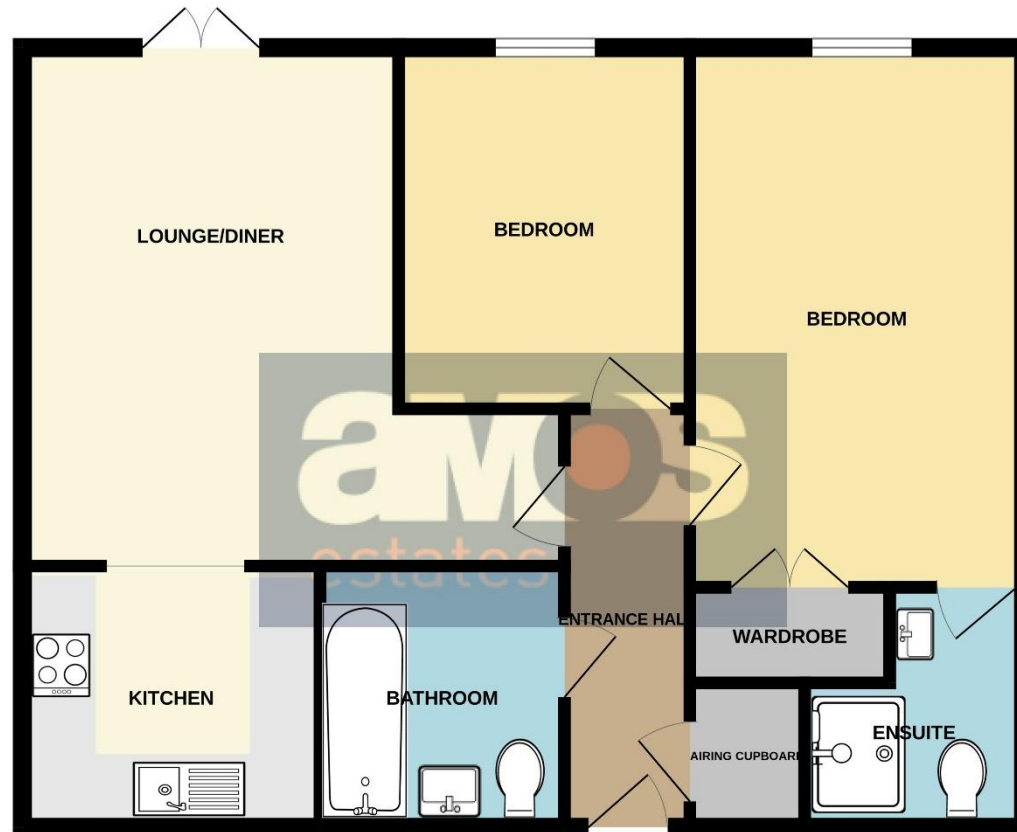
Being a stone's throw from Hadleigh Town Centre, local supermarkets and bus routes whilst also having Hadleigh Castle and Hadleigh Country Park nearby. Excellent local schools can also be found nearby, the property being within the Hadleigh Infant/Junior and King John school catchments. Whether you're stepping onto the ladder or fancy a buy to let investment, we would strongly advise viewing at your earliest convenience.

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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

- / Beautifully Presented Two Bedroom Ground Floor Flat**
- / Lounge/Diner With Doors Leading To Patio**
- / Well Fitted Kitchen**
- / Generous Size Bedrooms**
- / Luxury En-Suite To Master**
- / Modern Family Bathroom Suite**
- / Allocated Parking Space**
- / No Onward Chain**
- / Long Lease**
- / Stones Throw From Hadleigh Town**
- / Walking Distance To Hadleigh Castle**
- / Hadleigh Infant/Junior & King John School Catchments**
- / Popular Development**
- / Viewings Advised**



Communal entrance door opening to communal hallway, private entrance door opening to:

Entrance Hall \ Wood effect flooring, electric radiator, smooth plastered and coved ceiling with inset spotlights, cupboard housing hot water cylinder and shelving, entry phone system, doors to accommodation off.

Lounge/Diner 14'5 x 10'5 Plus Recess \ Upvc double glazed patio doors with integrated blinds leading to patio area, wood effect flooring, electric radiators, power points, T.V point, smoothy plastered and coved ceiling with inset spotlights, open to:

Kitchen 8'1 x 6'5 \ Well fitted kitchen comprising stainless steel sink and drainer unit with chrome mixer tap inset into range of square edge worktops with cupboards and drawers beneath and matching eye level units, space and plumbing for washing machine, further appliance space, space for tall fridge/freezer, integrated oven with four ring electric hob above and chimney style extractor over, wood effect flooring, power points, smooth plastered ceiling with inset spotlights, under cupboard lighting.

Bedroom One 14'7 x 10'6 \ Upvc double glazed window to rear, fitted carpet, electric radiator, power points, T.V point, fitted wardrobes, smooth plastered and coved ceiling, door leading to:

En-Suite Shower Room 7'5 x 6'2 Max \ Luxury three piece suite comprising shower cubicle with shower over, low flush w.c, wall hung wash basin with chrome mixer tap, half tiled walls, wood effect flooring, smooth plastered ceiling with inset spotlights, wall mounted heater.

Bedroom Two 10'5 x 7'11 \ Upvc double glazed window to rear, fitted carpet, electric radiator, power points, smooth plastered ceiling.



Bathroom 7' x 6'4 \ Modern three piece suite comprising panelled bath with chrome controls, wall hung wash basin with chrome mixer tap, low flush w.c, half tiled walls, wood effect flooring, smooth plastered ceiling with inset spotlights, extractor, wall mounted heater.

Outside \ The property benefits from opening directly onto patio area with lawned area adjacent. Allocated parking space and visitor spaces.

Lease Info \ 125 years from 1 April 2004 therefore benefiting from 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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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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