



Aragon Court, 133-147 Church Road, Hadleigh, Essex, SS7 2GB  
1 bed first floor retirement flat / £100,000 / t. 01702 555888

**amos**

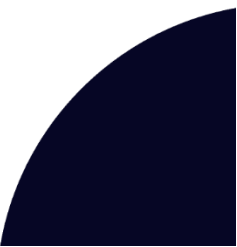




A **one bedroom** first floor apartment situated in this extremely sought after retirement complex within Hadleigh. Having good size lounge/diner, well fitted kitchen, double bedroom and bathroom suite together with communal lounge, well tended communal gardens, laundry room and resident's car park. Also benefiting from 24 hour careline service, on-site house manager and a long lease in excess of 100 years.

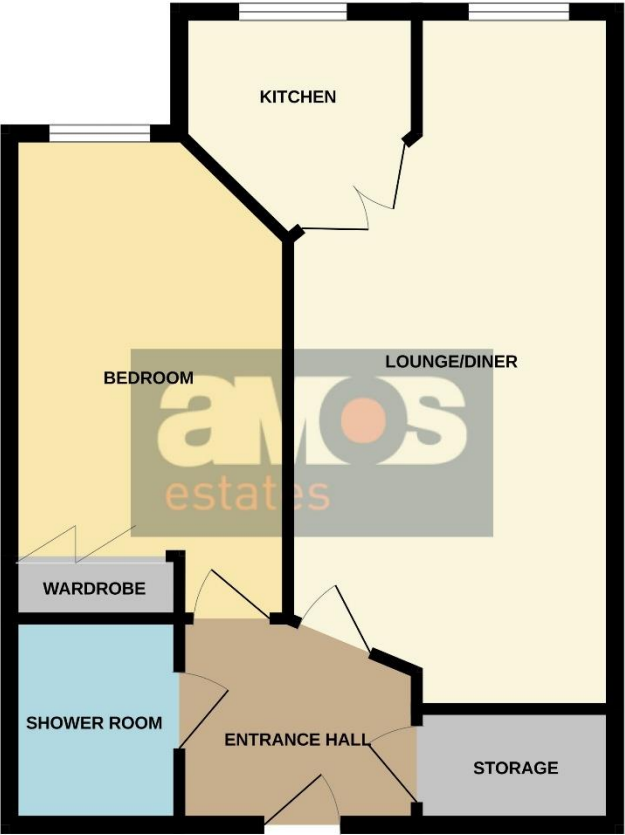
Situated in this convenient location within close proximity to Hadleigh Town Centre, local bus routes and amenities whilst also having local supermarkets, Hadleigh Castle and Hadleigh Country Park within easy reach. Offered with no onward chain we would advise viewing at your earliest convenience.

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A space to  
call home.

GROUND FLOOR



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

- / One Bedroom First Floor Retirement Flat
- / No Onward Chain
- / Large Lounge/Diner
- / Well Fitted Kitchen
- / Good Size Bedroom With Fitted Wardrobe
- / Three Piece Shower Room
- / 24 Hour Care Line System
- / Residents Parking
- / Large Well Tended Communal Gardens
- / Communal Lounge, Kitchen & Laundry Room
- / Long Lease
- / Popular Development
- / On-Site House Manager
- / Convenient Location
- / Close To Town Centre & Bus Routes
- / EPC Rating - C

Communal entrance doors opening to communal hallway, stairs and lift leading to first floor, private entrance door to:

**Entrance Hall** \ Fitted carpet, power points, smooth plastered and coved ceiling, 24 hour careline system, large storage cupboard housing hot water cylinder and shelving, doors to accommodation off.

**Lounge/Diner 22'10 Max x 10'8** \ Upvc double glazed window to rear, electric radiator, fitted carpet, power points, 24 hour careline pull cord, smooth plastered and coved ceiling, T.V point, doors to:

**Kitchen 7'8 x 7'** \ Well fitted kitchen comprising stainless steel sink and drainer unit inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, inset AEG four ring electric hob with extractor above, integrated AEG oven, integrated fridge, integrated freezer, tiled splashbacks, tiled flooring, 24 hour careline pull cord, smooth plastered and coved ceiling, wall mounted heater, power points, upvc double glazed window to rear.

**Bedroom 15'10 Into Wardrobe Depth x 9'2** \ Upvc double glazed window to rear, laminate flooring, electric radiator, power points, T.V point, smooth plastered and coved ceiling, 24 hour careline pull cord, fitted wardrobes.

**Shower Room 6'9 x 5'7** \ Three piece suite comprising large shower cubicle with shower over, push button w.c, vanity wash basin with chrome controls and storage below, tiled walls and flooring, smooth plastered and coved ceiling, wall mounted heater, heated towel radiator, extractor.



**Communal Facilities** \ The complex is in excellent condition and has recently been freshly decorated throughout. There is a large communal lounge area on the ground floor with ample seating and access to resident's kitchen. There is also a resident's laundry room and a guest suite available on a nightly basis.

**Outside & Parking** \ To the rear of the development there are well tended attractive communal gardens with a central patio area with seating and there is also a large residents car park on a first come first served basis.

**Lease Info** \ The property benefits from a long lease in excess of 100 years (approx. 105 remaining). We understand the service charge is approximately £3412.46 per annum which includes the cleaning and maintenance of the communal areas and gardens as well as buildings insurance, water rates, careline system, house manager and window cleaning. The ground rent is £395 per annum.



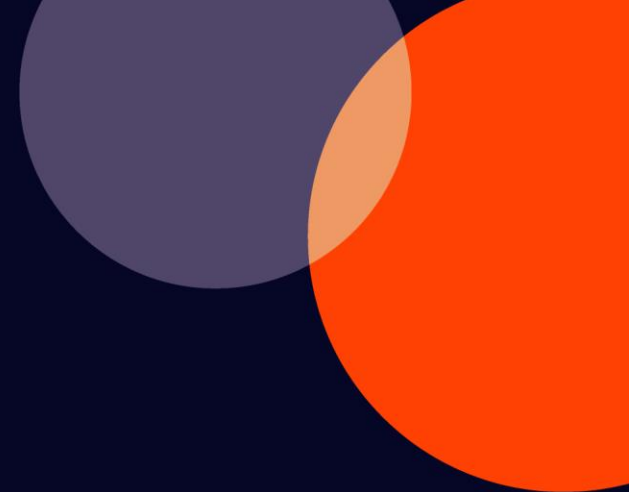
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We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 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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