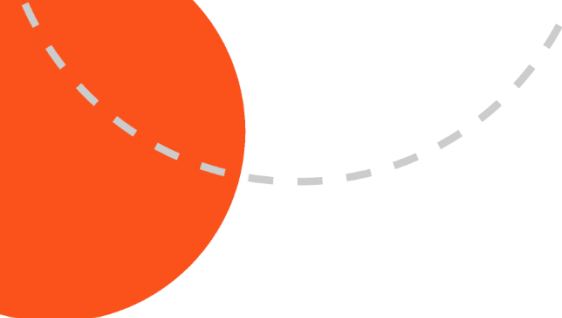




Thames View Court, 627 London Road, Hadleigh SS7 2EB
2 bed ground floor flat / £260,000 / t. 01702 555888







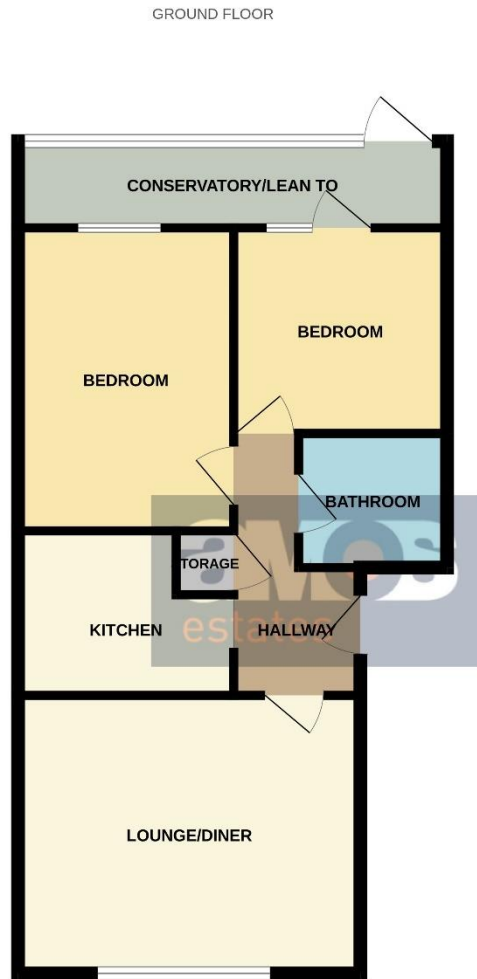
We are delighted to bring to the market this spacious **two bedroom** ground floor flat in the ever popular 'Thames View Court', boasting a pleasant outlook to front over Salvation Army fields towards the Thames Estuary. Accommodation includes good size lounge/diner, well fitted kitchen, three piece bathroom suite and rear conservatory/lean to together with garage and own allocated parking. Also benefiting from low annual charges and a share of the freehold.

Situated in this much sought after 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.

Find us on



**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.
Made with Metropix ©2025





Highlights

- \ **Spacious Two Bedroom Ground Floor Flat**
- \ **Good Size Lounge/Diner**
- \ **Well Fitted Kitchen**
- \ **Generous Size Bedrooms**
- \ **Conservatory/Lean To**
- \ **Three Piece Bathroom Suite**
- \ **Garage & Own Allocated Parking Space**
- \ **Long Lease Along With Share Of The Freehold**
- \ **Reasonable Annual Charges**
- \ **Hadleigh/Leigh Borders**
- \ **Easy Reach of Leigh Mainline Station**
- \ **Excellent School Catchments**
- \ **Close To Hadleigh Town Centre**
- \ **Viewings Advised**



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

Entrance Hall \ Tiled flooring, radiator, storage cupboard, doors to accommodation off.

Lounge/Diner 14'8 x 11'11 \ Upvc double glazed window to front with views over Salvation Army Fields towards the Estuary, laminate flooring, radiator, power points, T.V point

Kitchen 9'3 x 7' \ Well fitted kitchen comprising stainless steel sink and drainer unit with mixer tap inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, space for cooker with chimney style extractor above, space and plumbing for washing machine (to remain), space for tall fridge/freezer, power points, tiled flooring and walls..

Bedroom One 13' x 9'4 \ Upvc double glazed window to rear, laminate flooring, power points, radiator, modern fitted wardrobes.

Bedroom Two 9'4 x 8'5 \ Upvc double glazed window to rear with upvc double glazed door adjacent leading to lean to/conservatory, wood effect flooring, radiator, power points.

Lean To/Conservatory 18' x 3'8 \ Tiled non-slip flooring, upvc double glazed windows to rear with further upvc double glazed door leading to communal gardens, lighting

Bathroom \ Modern three piece suite comprising panelled bath with chrome controls and shower over, push button w.c, pedestal wash basin with chrome mixer tap, tiled walls, 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. We are advised the buildings insurance is approximately £169 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. *Digital Markets, Competition and Consumers Act 2024.*

These details are for guidance only, complete accuracy cannot be guaranteed. For any points which are 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 concerning 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.



at the heart of property.

Our professional and personal approach to property isn't just limited to residential sales. With a thriving commercial team, a dedicated mortgages expert and the longest established lettings and management department in Hadleigh and Hockley, we offer clients an exceptional experience, no matter what service they need.

Hadleigh Office: 319 London Road, Essex SS7 2BN **t:** 01702 555 888 **e:** hadleigh@amosstates.com

Hockley Office: 1A Spa Road, Hockley, Essex, SS5 4AZ **t:** 01702 207 720 **e:** hockley@amosstates.com

amosstates.com

