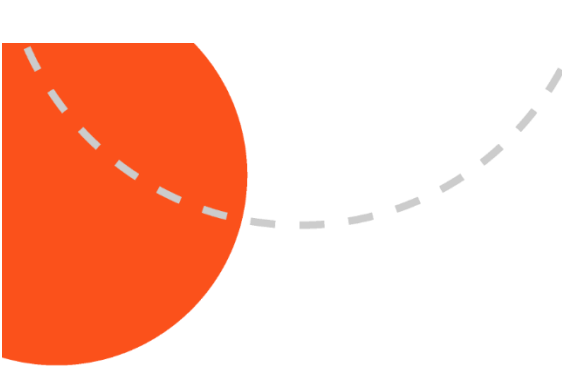




Wilkinson Drop, Oak Road South, Hadleigh, Essex, SS7 2BG
2 bedroom third floor flat / £240,000 / t. 01702 555888

amos



We are delighted to offer for sale this well presented **two bedroom third floor flat offering bright and spacious accommodation throughout and situated in the ever popular 'Wilkinson Drop' development, offered with no onward chain. Having lounge/diner open plan to stunning fitted kitchen, a four piece bathroom suite and good size bedrooms together with an allocated parking space 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 opportunity we would strongly advise viewing at your earliest convenience.

Find us on



**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

- \ Well Presented Two Bedroom Top Floor Flat
- \ Sought After Development Within Hadleigh
- \ No Onward Chain
- \ Lounge/Diner Open Plan To Luxury Fitted Kitchen
- \ Good Size Bedrooms
- \ Four Piece Bathroom Suite
- \ Own Allocated Parking Space
- \ Long Lease In Excess Of 100 Years
- \ Stones Throw From Hadleigh High Street
- \ Hadleigh Infant/Junior & King John School Catchments
- \ Walking Distance To Hadleigh Castle
- \ EPC Rating - C



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

**Entrance Hall **

Fitted carpet, cupboard housing immersion tank, power points, telephone point, smooth plastered ceiling with inset spotlights, entry phone system, doors to accommodation off.

**Lounge/Diner Open Plan To Kitchen 20'1 x 11'4 **

Commencing with the lounge/diner having wood effect flooring, UPVC double glazed window to side, power points, TV point, electric radiator, smooth plastered and coved ceiling with inset spotlights. Open plan to stunning fitted kitchen comprising sink and drainer unit with extendable mixer tap inset into range of worktops with high gloss cupboards and drawers beneath and matching eye level units, integrated oven with four ring electric hob above and chimney style extractor over, space and plumbing for washing machine, space for all fridge freezer, tiled splashbacks, wine rack, power points, wood effect flooring, upvc double glazed window to rear, smooth plastered ceiling with inset spotlights.

**Bedroom One 13'10 x 10'10 **

UPVC double glazed window, fitted carpet, power points, electric radiator, smooth plastered and coved ceiling, fitted wardrobes.

**Bedroom Two 11'5 x 7'6 **

UPVC double glazed window, smooth plastered ceiling, fitted carpet, power points, electric radiator.

**Bathroom **

Modern four piece suite comprising panelled bath with chrome controls, shower cubicle with shower over, wall hung wash basin with chrome mixer tap, low flush WC, partly tiled walls, tiled effect flooring, smooth plastered ceiling with inset spotlights, extractor.





Outside \

The property benefits from one allocated parking space and further visitor spaces and well tended communal gardens.

Lease Info \

125 years from 1 January 2004 so 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).

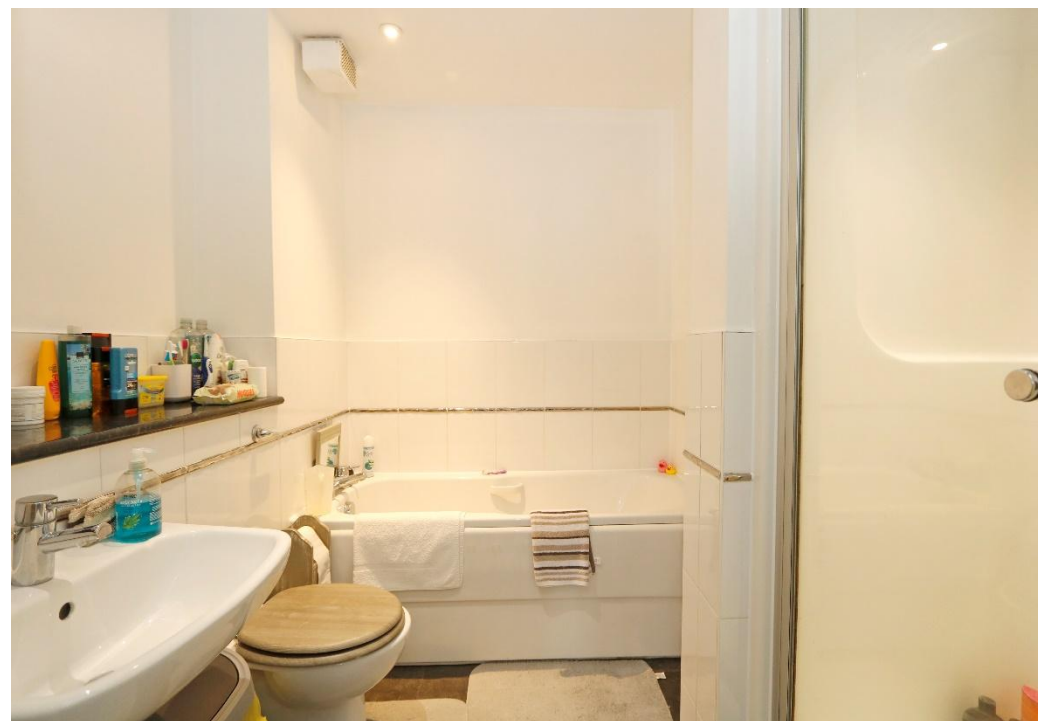
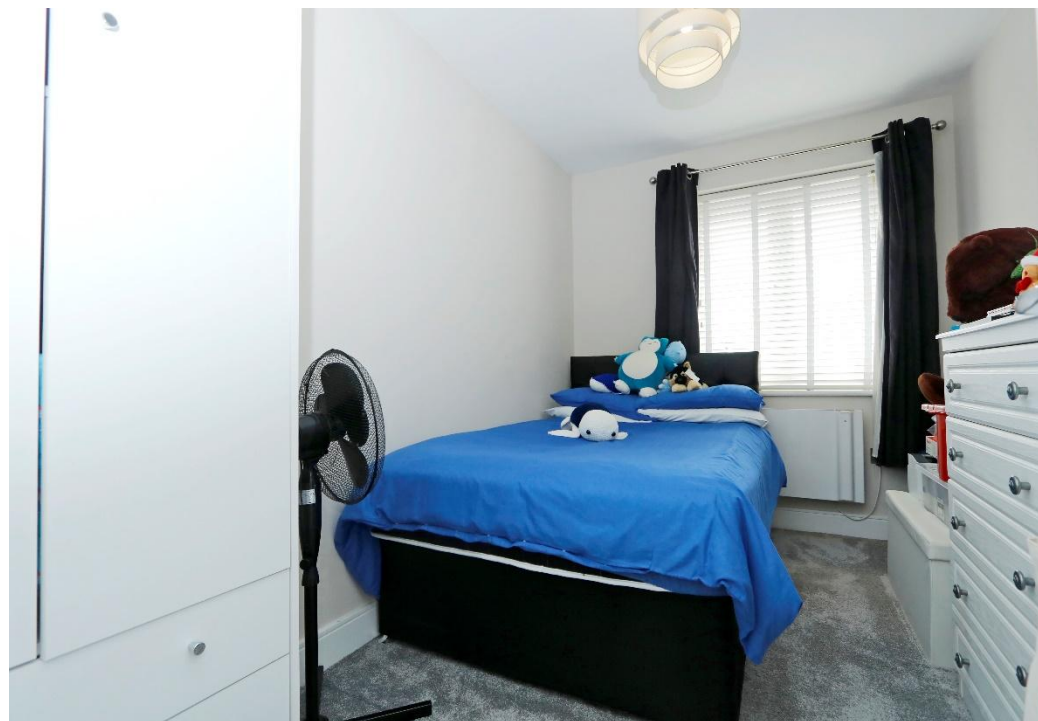
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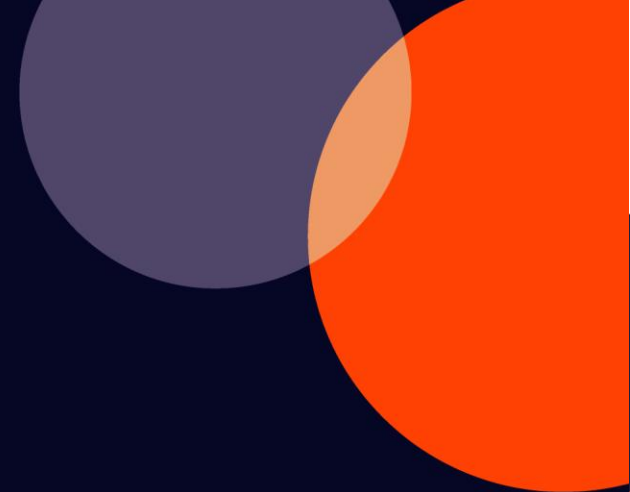
We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

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.

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

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is 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 with regard to 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.





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