



Templewood Court, Hadleigh, Essex, SS7 2RQ
2 bedroom first floor flat / £220,000 / t. 01702 555888

amos

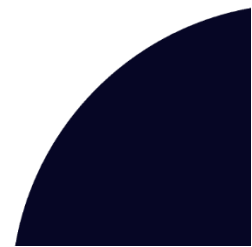




Offered with no onward chain is this bright and spacious **two bedroom** first floor flat in the ever popular 'Templewood Court' within the heart of Hadleigh. Boasting well maintained accommodation which includes large lounge/diner opening to private west facing balcony, kitchen, generous size bedrooms and three piece bathroom suite together with a garage in a block and ample storage facilities.

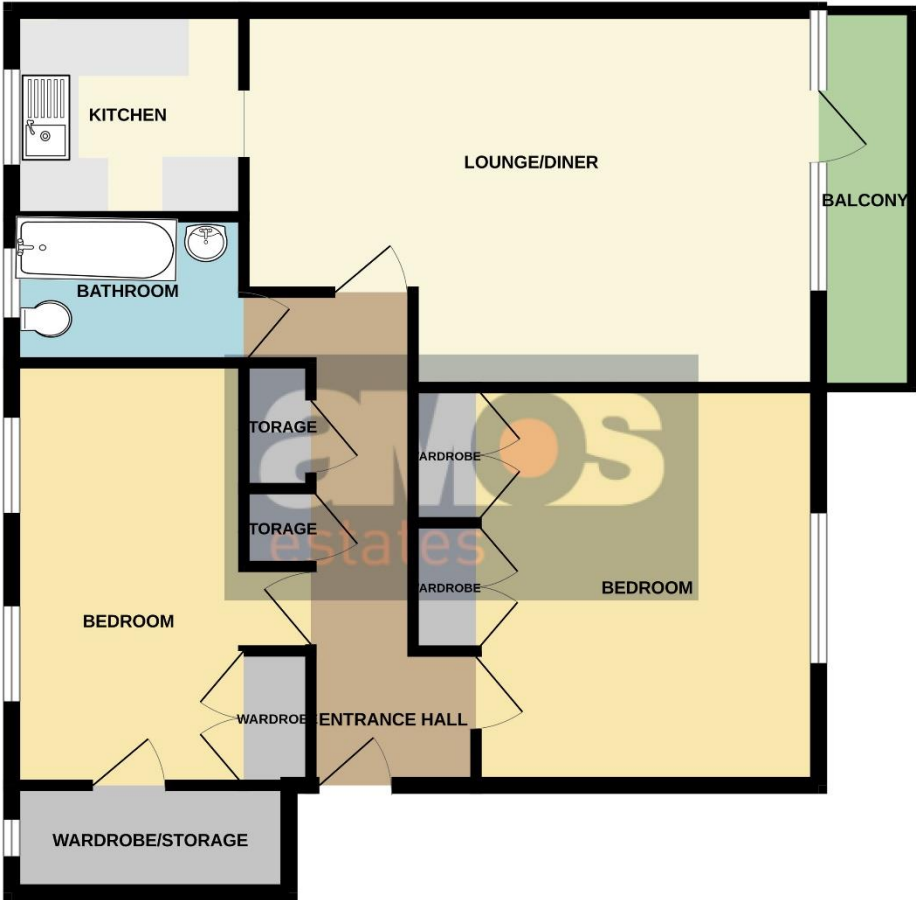
Situated in this convenient location a short walk from the Town Centre with its array of shops, supermarkets, amenities and café's whilst also having John Burrows Park, Hadleigh Castle and the country park a short distance away. Excellent local schools can also be found nearby, the property being within the Westwood Academy catchment.

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.
Made with Metropix ©2025





Highlights

- | **Bright & Spacious Two Bedroom First Floor Flat**
- | **No Onward Chain**
- | **Large Lounge/Diner**
- | **Private West Facing Balcony**
- | **Generous Size Bedrooms**
- | **Ample Storage Facilities**
- | **Garage In A Block**
- | **Upvc Double Glazing**
- | **Gas Central Heating Via Combination Boiler**
- | **Excellent First Time Purchase Or Buy To Let Opportunity**
- | **Popular Location**
- | **Walking Distance To John Burrows Park & Hadleigh Town**
- | **Westwood Academy School Catchment**
- | **Long Lease In Excess Of 930 years**
- | **Viewings Advised**

Communal entrance door opening to communal hallway with stairs leading to first floor.

Attractive entrance door with obscure glazed inserts opening to entrance hall.

Entrance Hall \

Fitted carpet, radiator, smooth plastered ceiling, power points, entry phone system, two good size storage cupboards, doors to accommodation off.

Lounge Diner 19'11 x 13' Maximum \

UPVC double glazed window to front with UPVC double glazed door adjacent opening to balcony, fitted carpet, two radiators, power points, TV point, coved ceiling, thermostat control, doorway to kitchen.

Private Balcony 13'8 x 3'3 \

A covered west facing balcony with space for seating.

Kitchen 7'9 x 7'5 \

Stainless steel sink and drainer unit inset into a range of roll edge work tops with cupboards and drawers beneath and matching eye level units, space for a cooker with extractor above, space and plumbing for a washing machine, space for a tall fridge freezer, tiled splashbacks, wall mounted combination boiler (we understand this was installed in 2023), UPVC double glazed window to rear, power points, tiled effect vinyl flooring.

Bedroom One 13'7 x 11'11 \

UPVC double glazed window to front, fitted carpet, radiator, power points, coved ceiling, two sets of fitted wardrobes.

Bedroom Two 13'7 x 7'11 \

Two UPVC double glazed windows to rear, fitted carpet, radiator, power points, smooth plastered ceiling, fitted wardrobes, door to walk in wardrobe/study/storage facility.



**Walk in wardrobe/Storage facility 9'5 x 3'8 **

Fitted carpet, radiator, window to rear, power points.

**Bathroom 7'11 x 5'2 **

Three piece suite comprising panelled bath with shower over, low flush WC, pedestal wash basin, partly tiled walls, tiled effect vinyl flooring, radiator, UPVC obscure double glazed window to rear.

**Garage 16'8 x 8'2 **

The property benefits from a garage in a block with up and over door to front.

**Lease Information **

999 years from 29 September 1963 therefore benefiting from over 930 years remaining. We are advised the maintenance cost is approximately £164 per month and ground rent is £20 per annum. The Council Tax Band is B and the amount payable for this year is £1724.87.





PLEASE NOTE:-

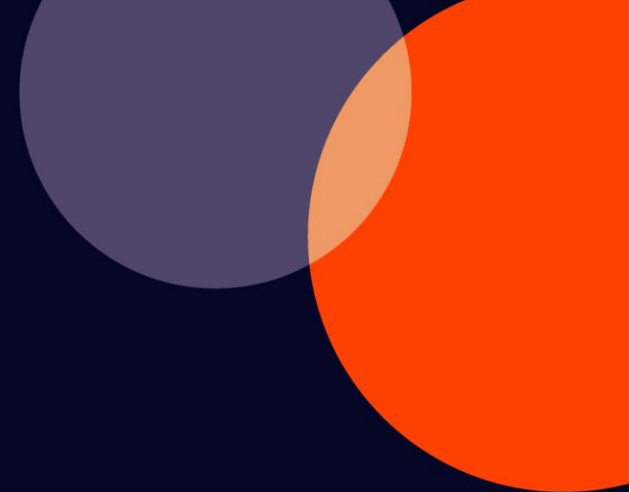
We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

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

