



# FOR SALE

## Beech Road, Hadleigh SS7 2FW

Offers In Excess Of £410,000 Leasehold Council Tax Band - D

- Brand New Luxury Development - Second Floor Apartment
- Lovely Sea Views
- Two Bedrooms / Two Bathrooms
- Open Plan Living with Private Balcony
- High Specification & Modern Decor Throughout
- Underfloor Heating & Lift to All Floors
- Secure Allocated Parking & Video Entryphone
- 10 Year New Build Warranty
- 125 Year Lease
- No Onward Chain

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

**appointmoor**

## Description

Luxury newly constructed complex offering stunning apartments! Cherry View is located in a quiet residential area of Hadleigh, convenient for main travel routes and local shopping, and a short walk to the famous Hadleigh Castle with views across the Estuary.

Each contemporary apartment has been designed with luxury and comfort in mind offering generous living spaces, high specification fixtures including underfloor heating and

fitted appliances, and stylish decor.

This apartment is situated on the second floor of the building with a beautiful private south facing balcony affording views towards the Estuary, two double bedrooms, contemporary bathroom and en-suite, and spacious open plan living and kitchen area. The building has a secure entrance hallway with lift and stairs to all floors, gated underground allocated parking and secure bin and bike storage.

### Entrance

Attractive entrance lobby with video entry system, porcelain tiled floor, lift and stairs to all floors. This apartment is on the second floor.

### Hallway

Front door into entrance hallway with two storage cupboards, porcelain tiled floor with underfloor heating, video entrance phone, inset spotlights and doors to all rooms.

### Open Plan Lounge Kitchen

Open plan lounge/diner with sliding doors out to a large, private south facing balcony. The lounge has fitted carpet with underfloor heating and inset spotlighting. The kitchen area has wood effect tiled floor with underfloor heating and inset spotlighting, a range of Schroder wall and base units with stone work surfaces and inset sink with mixer tap and drainer. Integrated appliances include fridge freezer, oven with hob and extractor hood, dishwasher and washing machine.

### Bedroom 1

Double bedroom with double glazed window to front aspect and fitted carpet with underfloor heating. Door to en-suite.

### En-Suite

Three piece suite comprising rainfall shower, vanity wash hand basin and low level WC. Porcelain tiled walls and floor with underfloor heating, inset spotlighting and automatic sensor lighting.

### Bedroom 2

Double bedroom with double glazed window to front aspect and fitted carpet with underfloor heating.

### Bathroom

Three piece suite comprising bath, vanity wash hand basin and low level WC. Porcelain tiled walls and floor with underfloor heating, inset spotlighting and automatic sensor lighting.

### Parking & External

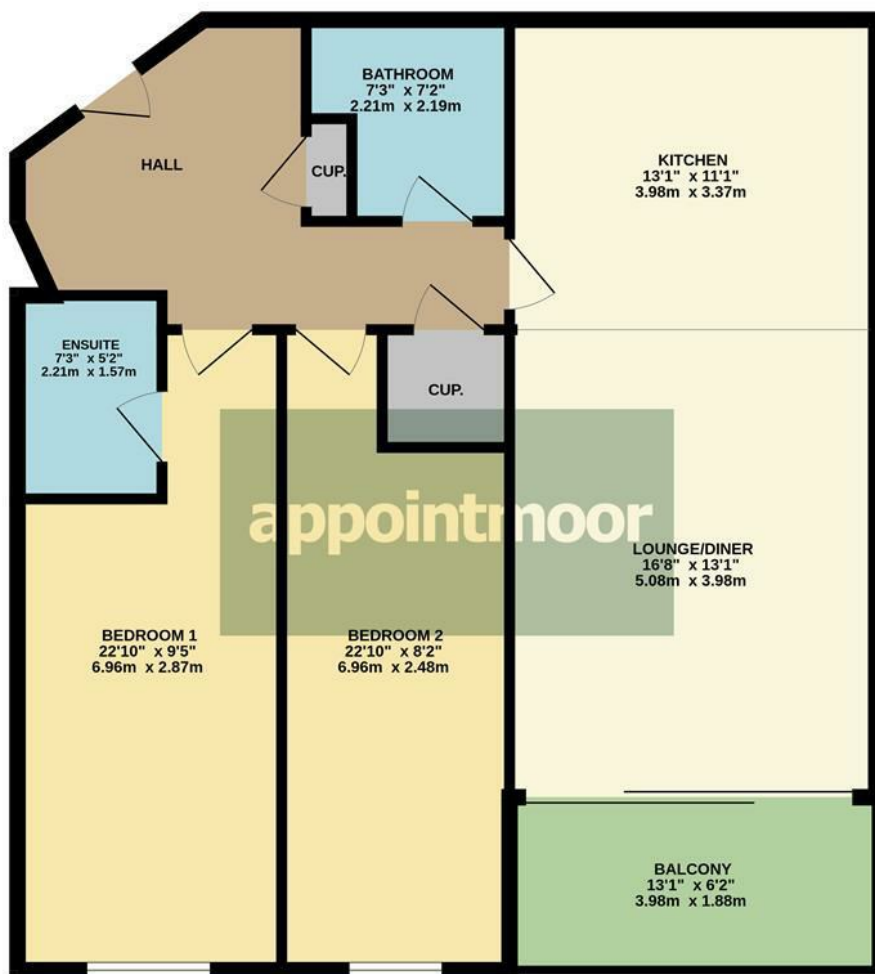
Secure allocated parking space for one vehicle in a covered car park. Secure bin store and bike store.

### Tenure

Leasehold - 125 year lease  
Service charge - £1,350 per annum



SECOND FLOOR  
939 sq.ft. (87.2 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	73
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**AGENTS NOTES:** Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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