



# FOR SALE

**Beech Road,  
Hadleigh SS7 2FW**

**Offers In Excess Of £350,000 - £375,000   Leasehold   Council Tax Band - C**

- Brand New Luxury Development - First Floor Apartment
- Large Patio Area
- Two Double Bedrooms / One Bathroom
- Open Plan Living with Direct Access to Communal Courtyard
- 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

### **\*\*UNDERFLOOR HEATING\*\***

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 first floor of the building with direct access out to the stylish communal terrace, two double bedrooms, contemporary bathroom, 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 first floor.

Leasehold - 125 year lease

Service charge - £1,350 per annum

### **Hallway**

12'2" x 12'2" (3.71 x 3.71)

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**

18'0" x 10'10" (5.51 x 3.31)

Open plan lounge/diner with sliding doors out to the private communal terrace. 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**

19'5" x 9'1" (5.94 x 2.77)

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

### **Bedroom 2**

15'5" x 9'3" (4.71 x 2.82)

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

### **Bathroom**

9'8" x 6'2" (2.96 x 1.88)

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**

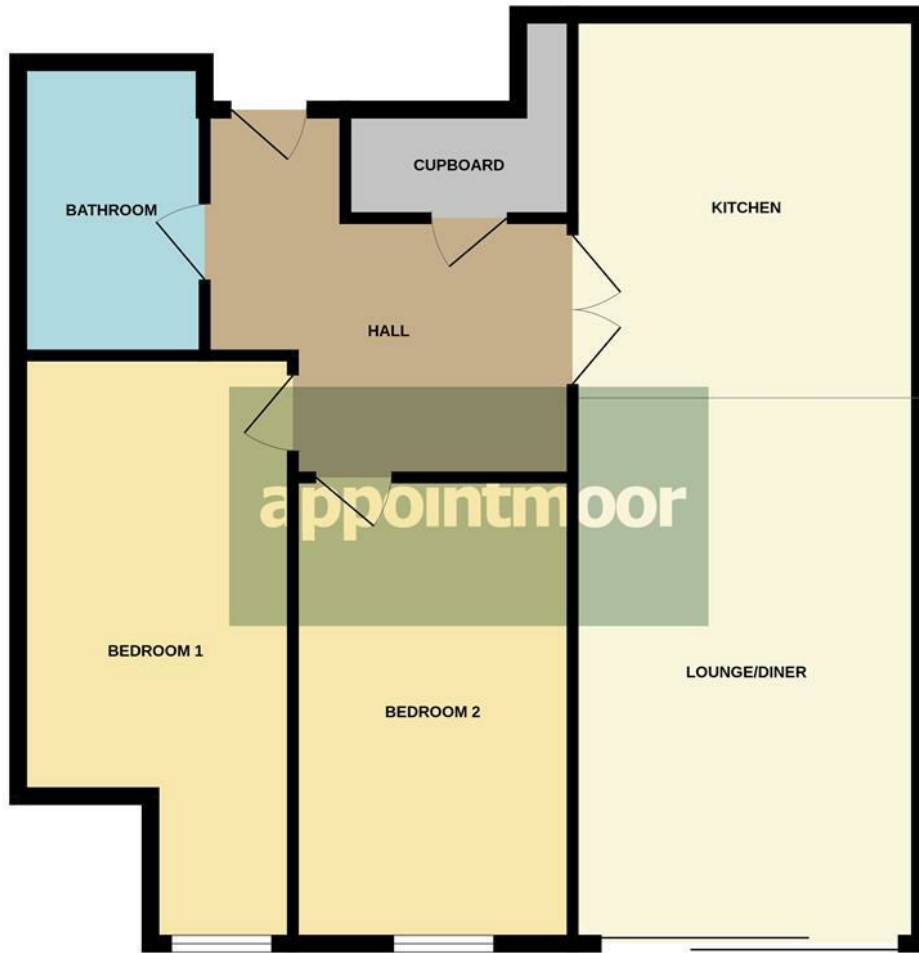
Secure allocated parking space for one vehicle in a covered car park. Secure bin store and bike store.

### **Tenure**





# FIRST 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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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>		
(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	

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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