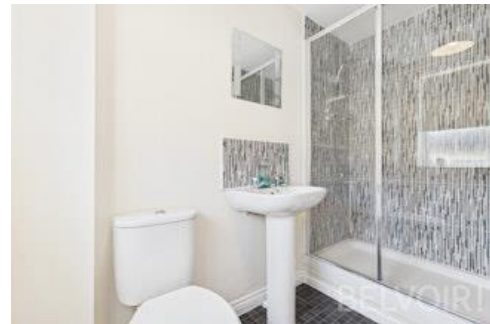




The Nettlefolds, Hadley

£120,000



Leasehold | EPC rating: B

- ****NO UPWARDS CHAIN****
- Sought After Area of Hadley
- 2 Bedroom Flat

- Ground Floor Flat
- Allocated Parking Space
- Master Bedroom with Ensuite

BELVOIR!

Property is personal

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Description

Modern 2-Bedroom Ground Floor Flat in Hadley - Ensuite, Open-Plan Living & 2025 Fees Paid

This well-presented 2-bedroom ground floor flat in the heart of Hadley offers a fantastic opportunity for first-time buyers, downsizers, or investors seeking a move-in ready home with added value.

The property features a bright and spacious open-plan kitchen, dining, and living area—ideal for modern living and entertaining. The kitchen comes fully fitted with white goods included (fridge/freezer and washer/dryer), offering convenience from day one.

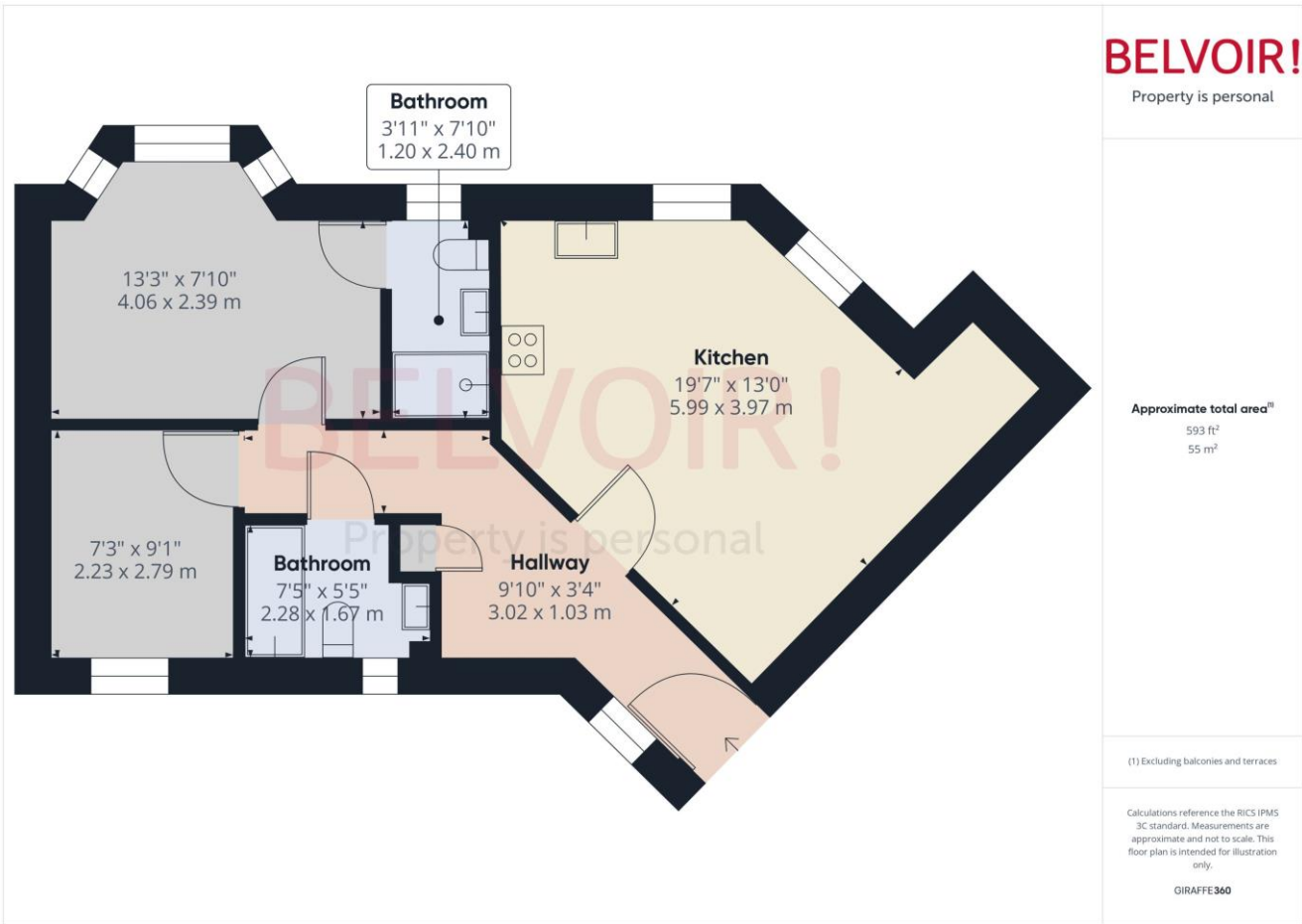
Both bedrooms are generously sized, with the master benefitting from a private ensuite shower room. A separate, stylish bathroom serves the second bedroom and guests.

Added bonuses include:

- Ground rent and service charge already paid in full for 2025
- White goods included in the sale
- Ground floor access - ideal for all buyers
- Close to local amenities, schools, and excellent transport links

EPC B / Council Tax A / Leasehold - Lease Start Date 27/09/2012 - Lease End Date 05/12/2133 - Lease Term 125 years from 5 December 2008 - Lease Term Remaining 108 years - Annual ground rent £250 - Annual Service Charge £1842.26 as advised by the vendor June 2025

Floorplan



Rooms

Hallway

3.02m x 1.03m (9'11" x 3'5")

Bedroom 1

4.06m x 2.39m (13'4" x 7'10")

Ensuite

2.4m x 1.2m (7'11" x 3'11")

Bedroom 2

2.79m x 2.23m (9'2" x 7'4")

Bathroom

2.28m x 1.67m (7'6" x 5'6")

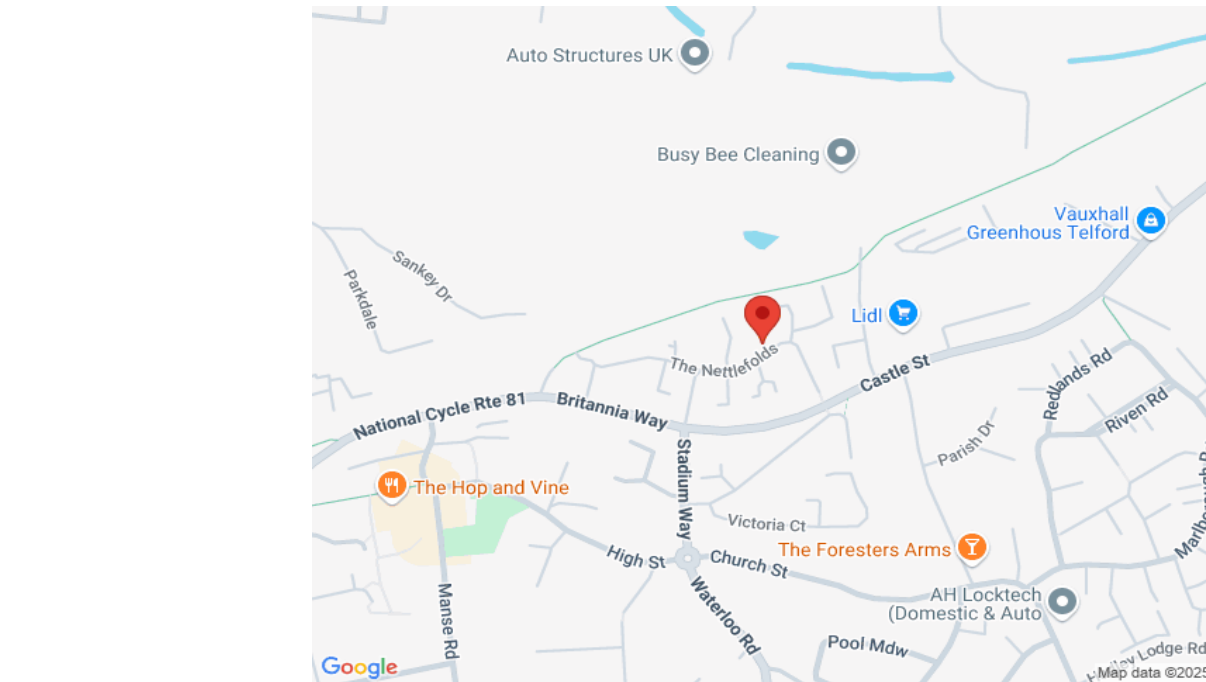
Kitchen/sitting Room

5.99m x 3.67m (19'8" x 12'0")

Photographs



Map



Notes

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.