



Flat 31 Aragon Court Church Road



Flat 31 Aragon Court Church Road Hadleigh SS7 2GB

Offers over £150,000



This wonderful first floor retirement apartment in the highly sought after Aragon Court has recently been redecorated with lovely interior and brand new carpet throughout, has great social communal areas for residents, a House Manager on site and Careline emergency call points in every room for when the House Manager is not available. As you enter the development, you are welcomed by the spacious communal lounge where residents can enjoy socialising together and the option of stairs or a lift leading to the first floor apartment entrance. The property is bright throughout and comes with a large lounge/diner, bedroom with built in wardrobes, lovely kitchen and three piece suite shower room. The residents at this development benefit from having a large communal rear garden with multiple seating areas and being only a short walk from Hadleigh High Street which is great for all shopping necessities, cafes, restaurants and bus connections with multiple routes.



Communal Entrance

Communal entrance door with stairs and lift leading to first floor landing with private door to:

Entrance

Door into hallway comprising coved coricing to smooth ceiling with pendant lighting, carpeted flooring, door to large airing cupboard housing immersion heating system, consumer unit and meters with coved coricing to smooth ceiling with pendant lighting and carpeted flooring.

Lounge/Diner

19'1" x 10'9" (5.82m x 3.28m)

Double glazed window to front, coved coricing to smooth ceiling with pendant lighting, electric feature fireplace, storage heater, carpeted flooring, double doors into:

Kitchen

7'6" x 6'11" (2.31m x 2.13m)

Range of wall and base level units with roll top work surfaces above incorporating a stainless steel sink and

drainer unit, integrated oven, electric hob, extractor unit above, integrated fridge, integrated freezer, covered comicing to smooth ceiling with pendant lighting, double glazed window to front, tiled splash backs, linoleum flooring, fan heater.

Bedroom One

19'11 into wardrobe x 9'3 (6.07m into wardrobe x 2.82m)

Double glazed window to front, coved comicing to smooth ceiling with pendant lighting, built in wardrobes, carpeted flooring, storage heater.

Bathroom

Three piece suite comprising double shower cubicle with shower attachment over, wash hand basin set into vanity unit, low level w/c, coved comicing to smooth ceiling with pendant lighting, tiled walls, linoleum flooring, heated towel rail, extractor fan, fan heater.

Rear Communal Garden

Rear communal garden with patio centred providing outdoor seating area and large lawn area.

Communal Areas

Spacious ground floor communal lounge area with seating and access to residence kitchen.

Lease Details

Lease - 111 Years

Ground Rent - £395

Maintenance Charge - £2500 approx

Agents Note

- House manager on site and Careline emergency call points in every room for when the house manager is not available.
- Pets allowed subject to consent from the landlord



