



BROWN & BRAND



London Road
Hadleigh, Benfleet, SS7 2RA

- One Bedroom second floor retirement apartment
- Resident Warden & Care Line
- No onward chain
- Close to Hadleigh Town Centre

£159,995





Property Description

Located in this popular retirement development constructed by McCarthy stone and located within immediate proximity to Hadleigh Town centre is this one bedroom second floor apartment. Accommodation offers entrance hallway, three piece bathroom, good size lounge diner with feature fireplace and separate kitchen. The master bedroom is a good size and there are built in mirrored wardrobes and the property is also offered for sale with no onward chain. Further benefits include communal lounge, laundry room guest suites for visitors. Landscaped gardens and additional security features. A part-time warden and Careline .



ACCOMMODATION COMPRISES

Approached via security entry system with communal hallway giving access to each individual apartment, lifts or stairs to 2nd floor, personal entrance door giving access to:

ENTRANCE HALLWAY

Fitted carpet . Smooth plastered ceiling with coving . Wall mounted thermostat control. Care line switch, walk-in storage cupboard housing trip switches, meters and water heater..



BATHROOM

Three piece suite comprising WC, vanity sink unit, panelled bath with shower. Tiled walls . Extractor fan.

BEDROOM

14' 7" x 9' 4" (4.44m x 2.84m) Double glazed window to side . Smooth plastered ceiling with coving. Fitted mirrored wardrobes. Electric heater

LOUNGE/DINER

18' 5" x 11' 2" (5.61m x 3.4m) Double glazed window to rear, smooth plastered ceiling with coving, fitted carpet feature fireplace, electric heater. Double doors is giving access access to:



KITCHEN

8' 5" x 5' 7" (2.57m x 1.7m) Kitchen fitted with eye and base level units with work surfaces over incorporating stainless steel sink unit with tap and drainer. Fitted electric oven and microwave. Integrated fridge. Freezer tiled splashback, smooth plaster ceiling with coving for electric cupboard. Extractor fan above double glazed windows to side.

EXTERNALLY

The block is surrounded by lawn and garden areas with patios, planting and shrubs for use by all residents

PARKING

Limited parking is available to the front of the development resident only on a first come first serve basis.

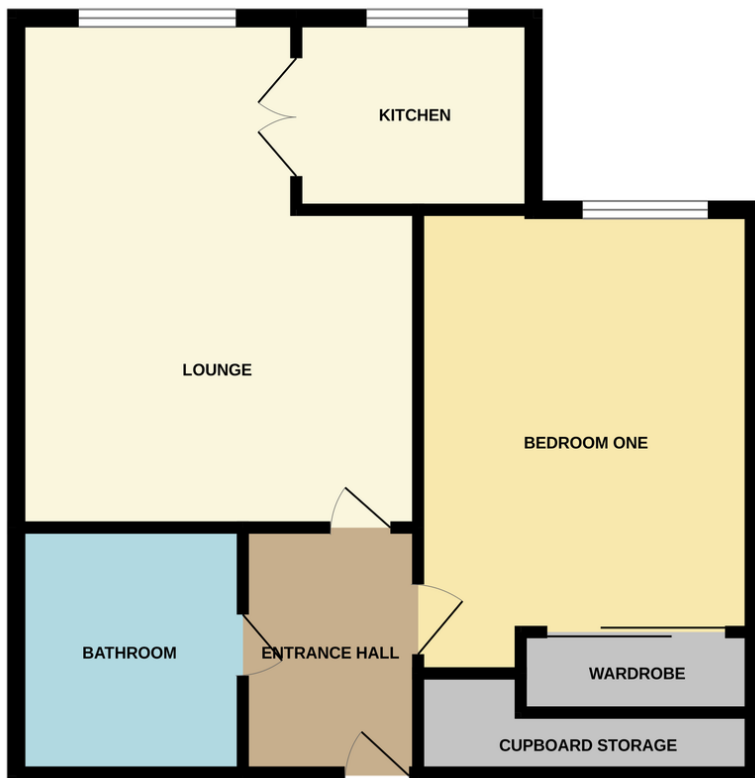




OTHER INFORMATION

Lease Length - 110 years
 Service Charge - £3,392.38 PA
 Ground Rent - £425.00 PA
 Council Tax B - £1,531.18

GROUND FLOOR



Energy performance certificate (EPC)		
Flat 24 Cleves Court 139 London Road BENFLEET SS7 2DA	Energy rating B	Valid until: 1 January 2034 Certificate number: 2031-2299-7040-4403-2005

Property type	Top-floor flat
Total floor area	45 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

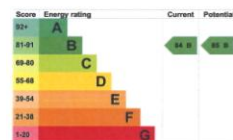
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 60



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.