



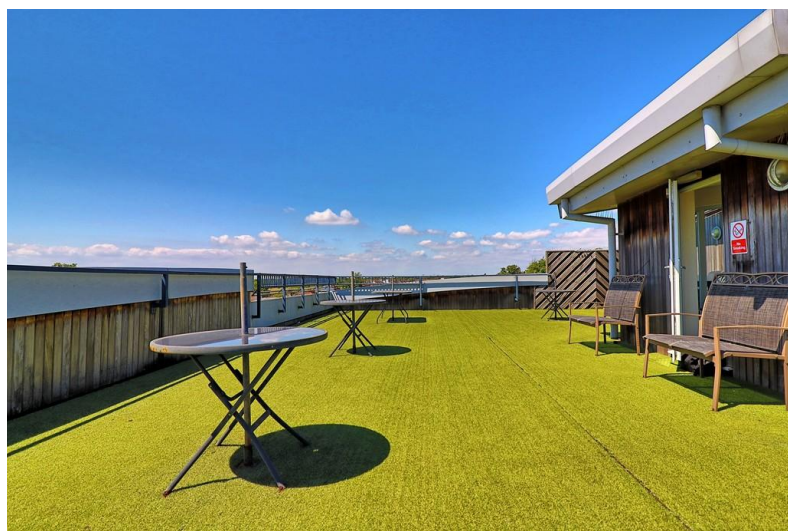
BROWN & BRAND



Castle Lane
Hadleigh, Benfleet, SS7 2AF

- Immaculate One Bedroom Second Floor Flat
- No Onward Chain
- Close To All Local Amenities, Hadleigh High Street & Hadleigh Country Park
- Secured Gated Parking

£199,900





Property Description

Situated in the exclusive 'Steeple Gate' development within the heart of Hadleigh is this beautifully presented one bedroom second floor apartment offered with no onward chain. Having bright and spacious accommodation which includes a large lounge/diner open plan to modern fitted kitchen, double bedroom and a luxury four-piece bathroom suite together with a stunning communal roof terrace with estuary views, allocated secure covered parking accessed via remote controlled gates, lift, gas central heating via combination boiler and a long lease in excess of 100 years.



ACCOMMODATION COMPRISES

Approached via secure communal entrance door opening to communal lobby. Lift and stairs to second floor. Entrance door with spy hole giving access to:

ENTRANCE HALLWAY

Carpet. Radiator. Wall mounted thermostat control. Smooth plaster ceiling. Video entry phone system. Storage cupboard door to. :

BATHROOM

Modern four -piece suite comprising bath with shower. WC. Sink unit with mixer tap. Shower cubicle. Partly tiled walls. Tiled flooring. Heated towel rail.

LOUNGE/KITCHEN/DINER

21' 2" x 11' 6" (6.45m x 3.51m)

LOUNGE/DINER

Double glazed window to front. Radiator. Fitted carpet. Smooth ceiling plastered within spotlights. Storage covered housing boiler.

KITCHEN AREA

Kitchen is fitted with modern eye and base level units with laminate worktops over. Incorporating one and a half stainless steel sink unit with mixer tap and drainer. Fitted electric oven with four ring gas electric hob. Extractor fan above. Integrated fridge/freezer and dishwasher. Integrated washing machine. Wooden flooring. Tiled splashback. Smooth plastered ceiling with inset spotlights.

BEDROOM ONE

17' 2" x 9' 8" (5.23m x 2.95m) Double glaze window to front .Radiator Fitted carpet. Smooth plastered ceiling.

COMMUNAL ROOF TERRACE

An excellent feature of the property is this large top floor terrace with panoramic views towards the Thames Estuary and beyond. Laid to astro turf with outside lighting and communal seating.

PARKING

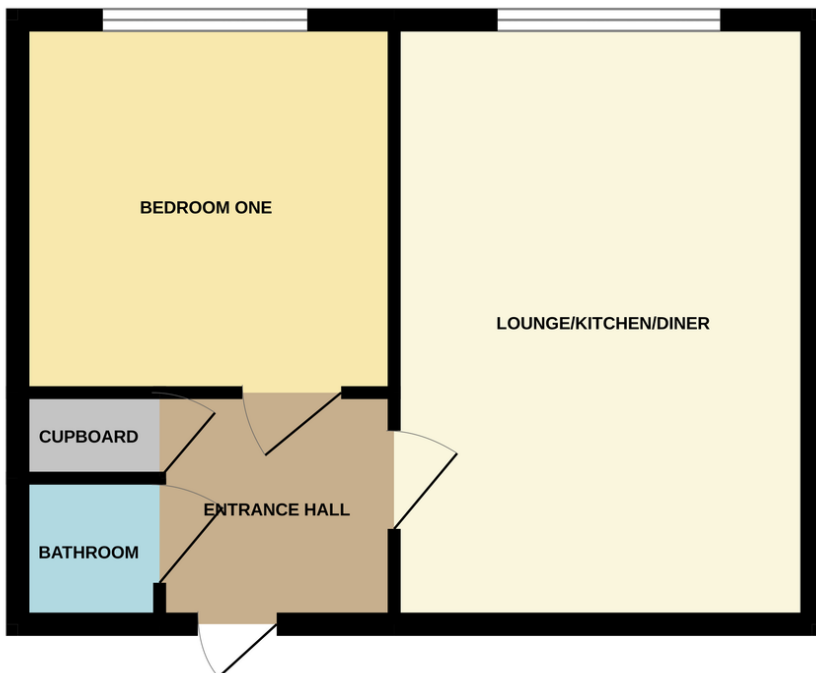
The apartment benefits from its own allocated parking space in a secure covered car park accessed via remote control electric doors and CCTV





LEASE INFORMATION – TBC
 GROUND RENT-TBC
 SERVICE CHARGE-TBC

GROUND FLOOR



Energy performance certificate (EPC)			
Flat 14 Steeple Gate Castle Lane BENCLIFF SS7 2AF	Energy rating C	Valid until:	5 November 2029
		Certificate number:	0868-5959-6239-6251-1914

Property type	Mid-floor flat
Total floor area	50 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 C. 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