



Brown & Brand



**Wilkinson Drop**  
Hadleigh, SS7 2BG

- TWO BEDROOM SECOND FLOOR FLAT
- NO ONWARD CHAIN
- IDEAL FIRST TIME BUYER PURCHASE
- SHORT WALK OF HADLEIGH TOWN CENTRE SHOPS & AMENITIES

**Offers In Excess Of £230,000**







## Property Description

Beautifully Presented Two-Bedroom Second Floor Apartment – Prime Hadleigh Location offered with NO ONWARD CHAIN.

The property features a large L-shaped entrance hall leading to a bright and generously sized lounge/dining area, which opens onto a modern fitted kitchen – perfect for open-plan living and entertaining. There are two well-proportioned bedrooms, including a main bedroom with built-in wardrobe cupboards, and a second double bedroom. The bathroom is fitted with a stylish four-piece white suite, comprising a bath and a separate shower cubicle.

Situated within the highly regarded Wilkinson Drop development, the apartment enjoys a superb location just a short stroll from Hadleigh town centre, offering a variety of shops, cafés, and local amenities. Excellent transport links to London (A13) and local bus routes are also close by. Excellent local schools can also be found nearby, the property being within the Hadleigh Infant/Junior and King John school catchments.

An ideal purchase for first-time buyers, downsizers, or investors seeking a conveniently located and well-maintained home.

Further benefits include reserved parking with an additional guest bay, Double glazing throughout, and a long lease. With its exceptional location and offered with No Onward Chain, we highly recommend scheduling an early viewing to fully appreciate all that this property has to offer.





## ACCOMMODATION

### COMMUNAL ENTRANCE HALL

Access to the building is via a secure entry buzzer system, with stairs leading to the first, second, and third floors.

### ENTRANCE HALLWAY

Large L-shaped entrance hall with smooth plastered and coved ceiling, inset spotlights, electric heater, built-in storage cupboards, and an intercom system. Doors provide access to all rooms.

### OPEN PLAN LOUNGE/DINING AREA & KITCHEN

#### LOUNGE/DINING AREA

13' 6" x 11' 7" (4.11m x 3.53m) Double glazed window to side, carpet flooring, smooth plastered and coved ceiling with inset spotlights, and electric heater. Opening through to the kitchen..

#### KITCHEN

11' 6" x 6' 8" (3.51m x 2.03m) Modern fitted kitchen comprising an attractive range of eye and base level units with contrasting work surfaces, incorporating a stainless steel sink and drainer with mixer tap. Includes a fitted electric oven with four-ring hob and stainless steel extractor canopy above. Wood effect cushion flooring. Smooth plastered ceiling with inset spotlights, large double glazed window to front, plumbing for washing machine, and space for fridge/freezer..

#### BEDROOM ONE

12' 3" x 11' 0" (3.73m x 3.35m) Double-glazed window to the front. Smooth plastered ceiling with ceiling light and fan. Fitted carpet. Electric heating. A range of fitted wardrobes to one wall.

#### BEDROOM TWO

11' 6" x 7' 8" (3.51m x 2.34m) Double-glazed window to side. Smooth plastered ceiling with ceiling light and fan. Fitted carpet. Electric heating.

#### BATHROOM

Modern four-piece bathroom suite comprising concealed cistern WC, wash hand basin with mixer tap set into vanity unit, panelled bath with handheld shower attachment, and separate shower cubicle. Smooth plastered ceiling with inset spotlights, half tiled walls, extractor fan, and wood-effect cushion flooring.





## EXTERNALLY

### PARKING

This particular development enjoys parking with reserved bays for each individual apartment with additional visitor and guest bays.

### COMMUNAL GARDENS

Communal grounds to front and rear. Secure bin areas.

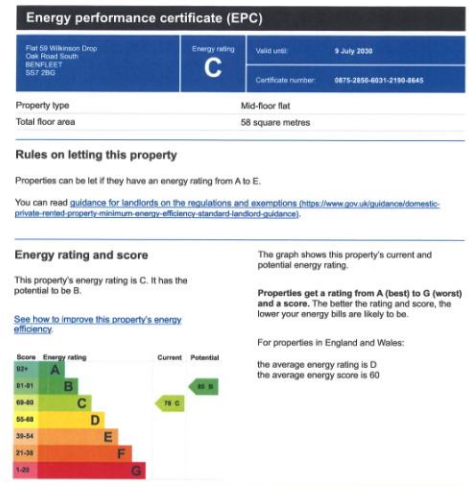
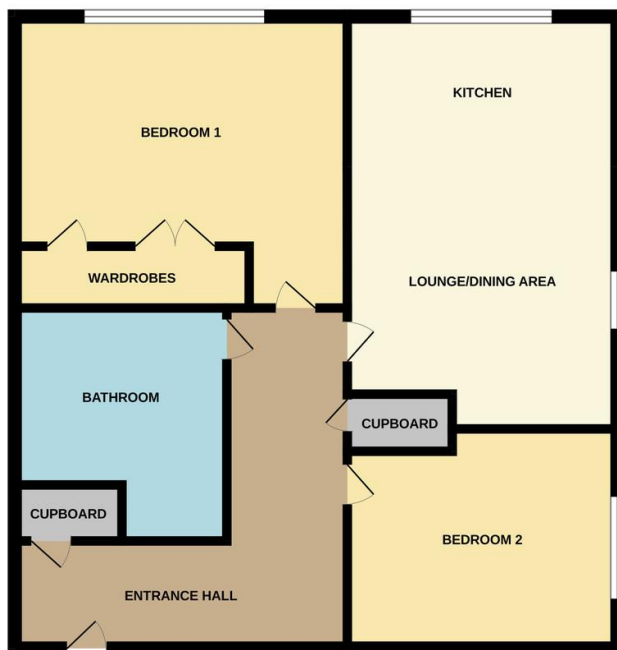
### MATERIAL INFORMATION

Lease - 104 Years Remaining

Service Charge - £629.34 Half Yearly

Ground Rent - £150 Yearly

### GROUND 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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