



Brown & Brand



**Aragon Court**  
Hadleigh, SS7 2GB

- Spacious One Bedroom First Floor Apartment
  - Central Hadleigh Location Close To Local Shops And Bus Routes
  - 24 Hour Care Line & Communal Lounge And Gardens
  - Communal Laundry & Kitchen Area
- £125,000**





## Property Description

Situated within a highly sought-after development for the over 60s and offered with no onward chain, this bright and airy first-floor apartment provides comfortable, secure living within a friendly and well-established community.

The well-presented accommodation features a welcoming entrance hallway leading to a generous double bedroom with fitted wardrobes, a modern three-piece shower room, and a spacious L-shaped lounge. The lounge includes a charming fireplace and a defined dining area with attractive views over the beautifully maintained communal gardens. The modern fitted kitchen is well equipped with integrated appliances, ample storage, and plenty of workspace, making it both practical and stylish.





#### ACCOMMODATION COMPRISES

Approached via communal entrance door with lifts leading to first floor. Own personal entrance door, giving access to:

#### ENTRANCE HALL

Carpeted flooring, smooth plastered ceiling with coving. Built-in cupboard housing the consumer unit and electric meter, also providing useful additional storage space. Doors lead through to:

#### L-SHAPED LOUNGE/DINING AREA

14' 4" x 18' 3" (Narrowing to 8'4") (4.37m x 5.56m) A welcoming living space featuring a double glazed rear window overlooking the well-maintained communal gardens. The lounge area is fitted with an electric fire with a stylish surround and mantel over, creating an attractive focal point. Additional features include carpeted flooring, a storage heater, smooth plastered ceiling with coving and pendant lighting, multiple power points, TV aerial connection, and an emergency pull cord for added peace of mind.

#### KITCHEN

8' 0" x 6' 0" (2.44m x 1.83m) A practical and well-designed kitchen with a double glazed window overlooking the communal gardens. It is fitted with a range of wall and base units with drawers, complemented by generous worktop space and tiled splashbacks. The kitchen features a stainless steel sink unit with mixer tap, built-in electric oven, four-ring electric hob with extractor hood, integrated fridge, and separate freezer. Additional benefits include multiple power points, a smooth plastered ceiling with coving, and cushion flooring.

#### BEDROOM ONE

14' 2" x 8' 8" (4.32m x 2.64m) A well-proportioned bedroom with a double glazed rear window. The room features a mirrored built-in wardrobe with hanging rail and shelf above, a storage heater, pendant lighting, multiple power points, and an emergency pull cord. Carpeted flooring and a smooth plastered ceiling with coving complete the space.

#### SHOWER ROOM

A fully tiled shower room comprising a large walk-in shower unit with grab rail and sliding shower door, a wash hand basin inset into a vanity unit with mixer tap, and a WC with low-level flush. Additional features include an extractor fan, wall-mounted electric heater, ceiling light, emergency call button, and a door leading to the airing/storage cupboard housing the water storage unit.

#### COMMUNAL AREAS

All residents benefit from access to a large communal lounge and dining area overlooking the garden with kitchenette area.





## LAUNDRY ROOM

Communal laundry room with washing facilities available for all residents.

## GARDEN

Beautifully maintained garden are with seating mainly laid to lawn with attractive flower beds.

## PARKING

Driveway leading to parking area for residents.

## MATERIAL INFORMATION

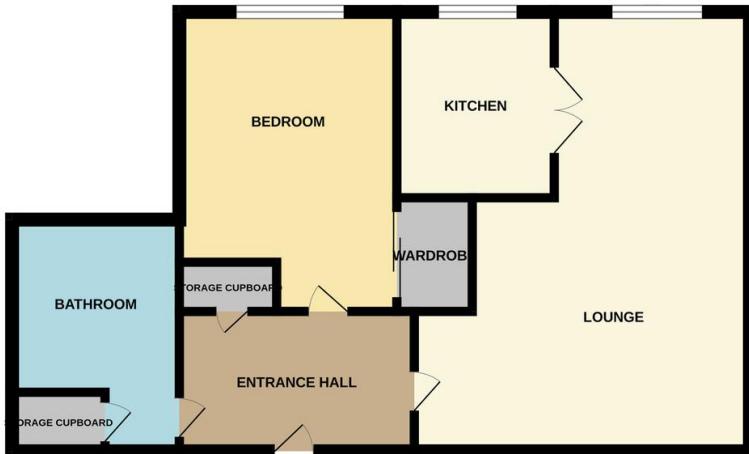
Lease - 120 years remaining

Service Charge - £3,412.46 yearly (£1706.23 half yearly)

Ground Rent - £395 half 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 inaccuracy. The floorplan is for guidance purposes only and is not to scale. It is the responsibility of the prospective purchaser to have the services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

### Energy performance certificate (EPC)

Apartment 22 Argon Court 133-147 Chipping Road BENELT SS7 2QB	Energy rating: <b>B</b>	Valid until: 19 November 2032
Certificate number: 9080-2168-2490-2392-7931		

Property type: Mid-floor flat  
Total floor area: 52 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-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.

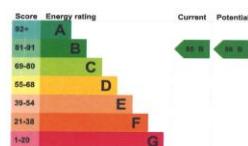
[See how to improve this property's energy efficiency.](#)

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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Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

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