

COUNTRYSIDE

ESTATES



74 Wilkinson Drop, Hadleigh, SS7 2BG

£1,400 PCM

TO LET - A large apartment set within the popular Wilkinson Drop development situated in central Hadleigh. Offering a generous size lounge, a modern kitchen, two large double bedrooms with built in wardrobes to master and a three piece bathroom suite. The complex has a secure entry system, CCTV, allocated & visitors parking plus well maintained gardens.

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Location

Set within a popular and well maintained building a stones throw from Hadleigh Town Centre including High Street, Supermarket, John Burrows Park and Hadleigh County Park.

Communal Entrance Hall

Entry phone system, carpeted stairs leading to second floor with private solid wood entrance door.

Spacious Reception Hall

Fitted carpet laid to the flooring, with smooth painted neutral walls, a storage cupboard provides plenty of space with a second airing cupboard housing the hot water cylinder and shelving. There is shelf above the wall mounted heater and the security entry phone system. Doors lead off to the further accommodation.

Lounge 15'00 x 12'03

A good size lounge with a fitted carpet and smooth neutral painted walls. Coved ceiling with inset spot lights, a uPVC double glazed window to rear with aspect with views.

Kitchen 9'07 x 6'05

Having range of modern base and eye level units, light roll edge work surfaces with inset stainless steel sink and drainer unit with contemporary style mixer tap, brushed steel electric oven with hob above, brushed steel extractor over with brushed steel back plate, space for fridge/freezer and washing machine, under cupboard spot lighting, smooth plastered ceiling with inset spot lights, and painted walls.

Master Bedroom 14'05 x 10'05

A generous size main bedroom having uPVC double glazed window to front with views towards the Thames Estuary. Fitted carpet, television point, built in wardrobes, smooth plastered and coved ceiling, contemporary style heater.

Bedroom Two 11'03 x 6'06

An ample size second bedroom having fitted carpet, a uPVC double glazed window with views over Thames Estuary, contemporary style panel heater, smooth plastered ceiling.

Bathroom 8'06 x 6'04

A three piece suite comprising of a panelled bath with shower attachment above, wall hung sink basin, concealed cistern WC with display shelf above, quality attractive vinyl floor, half tiled walls, smooth plastered ceiling, extractor fan, inset spot lights.

Outside

Allocated off street parking space and additional visitors spaces. Communal gardens surround the building which are tended to on a weekly basis. Various bin stores and bike store.

Utilities

With water rates included within the rent and no gas within the property!

Available From November / Full Referencing Required / EPC Band C / Council Tax Band B /

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC



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