COUNTRYSIDE
ESTATES

10 Cherry View, 54 Beech Road, Hadleigh, Essex, SS7 2FW

Guide Price £390,000 Leasehold

Guide Price £390,000 - £400,000 BUILT IN 2023 TO A HIGH SPECIFICATION THIS SPACIOUS APARTMENT. Boasting open plan living with modern fitted kitchen comprising integrated appliances, sliding patio doors leading out to private patio, two double bedrooms one with en-suite shower room, underfloor heating throughout. Allocated parking situated within undercroft garage, intercom entry system and elevator.

Ideally located being a stone throw away from Hadleigh Town Centre for local amenities, super market and bus routes, as well just a minutes walk from Hadleigh Country Park. VIEWING STRONGLY ADVISED.

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Communal Entrance Hall

Double glazed entrance door with intercom system, leads through to spacious entrance lobby, with elevator and stairwell leading to the apartment.

Entrance Hall

Entrance via apartment internal door, tiled flooring, underfloor heating, smooth plastered ceiling with inset spotlights, two storage cupboards and airing cupboard, power points. Door leading to:

Open Plan Kitchen/Living Room 31'5 x 13'0 (9.58m x 3.96m)

Aluminum double glazed sliding patio doors opening out to private patio, high level window to side aspect, smooth plastered ceiling with inset spotlights and pendant lighting, carpet to lounge area, tiled floor to kitchen area, underfloor heating through out, modern fitted kitchen and peninsula with breakfast bar and slimline worktops, tiled splash backs, inset stainless steel sink with stainless steel mixer tap, induction hob with extractor fan over, low level oven, integrated fridge and freezer, dishwasher and washer/dryer, TV and power points.

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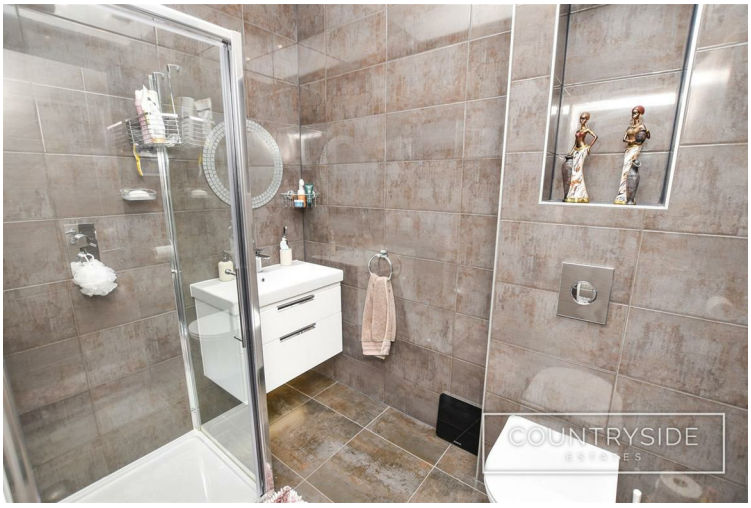
Bedroom One 19'8 x 8'10 max (5.99m x 2.69m max)
Aluminum double glazed window overlooking courtyard, carpet, underfloor heating, smooth plastered ceiling with inset spotlights, TV and power points.

En-Suite Shower Room



Tiled flooring, underfloor heating, smooth plastered ceiling with inset spotlights, fully tiled walls, shower cubicle with glass door, wall mounted vanity unit with inset hand wash basin and chrome mixer tap, concealed cistern W.C, wall mounted chrome heated towel rail.

Bedroom Two 19'7 x 7'10 max (5.97m x 2.39m max)

Aluminum double glazed window overlooking courtyard, carpet, underfloor heating, smooth plastered ceiling with inset spotlights, TV and power points.

Main Bathroom 7'1 x 6'10 (2.16m x 2.08m)

Tiled flooring, underfloor heating, smooth plastered ceiling with inset spotlights, fully tiled walls, bath with shower over and glass screen, wall mounted vanity unit with inset hand wash basin and chrome mixer tap, concealed cistern W.C, wall mounted chrome heated towel rail.

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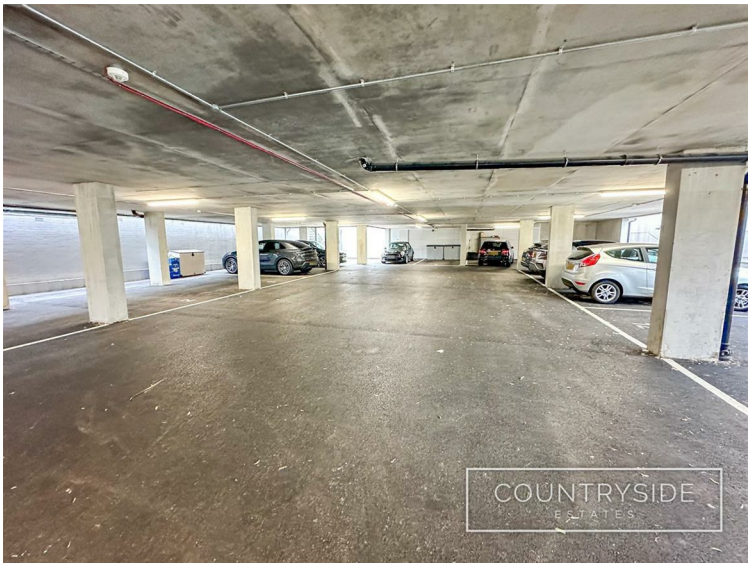
Private Patio

undercroft patio area accessed via patio doors off living room, ideal space for garden furniture, open to the communal court yard.

Undercroft Parking

Access via electric roller shutter garage door, one allocated parking space provided.



Lease Term

125 Years Lease from 2023 (123 YEARS REMAINING)

Ground Rent

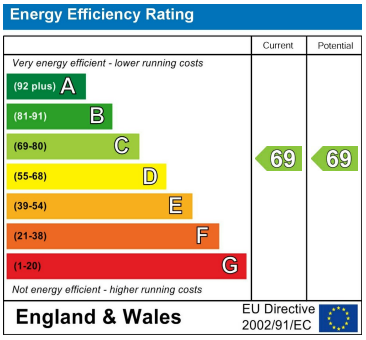
Not Applicable

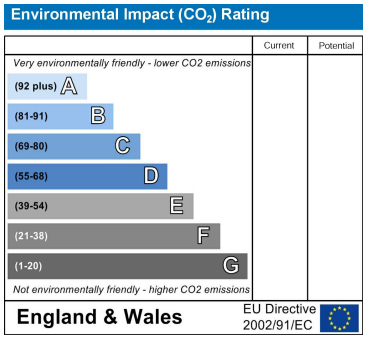
Service Charge

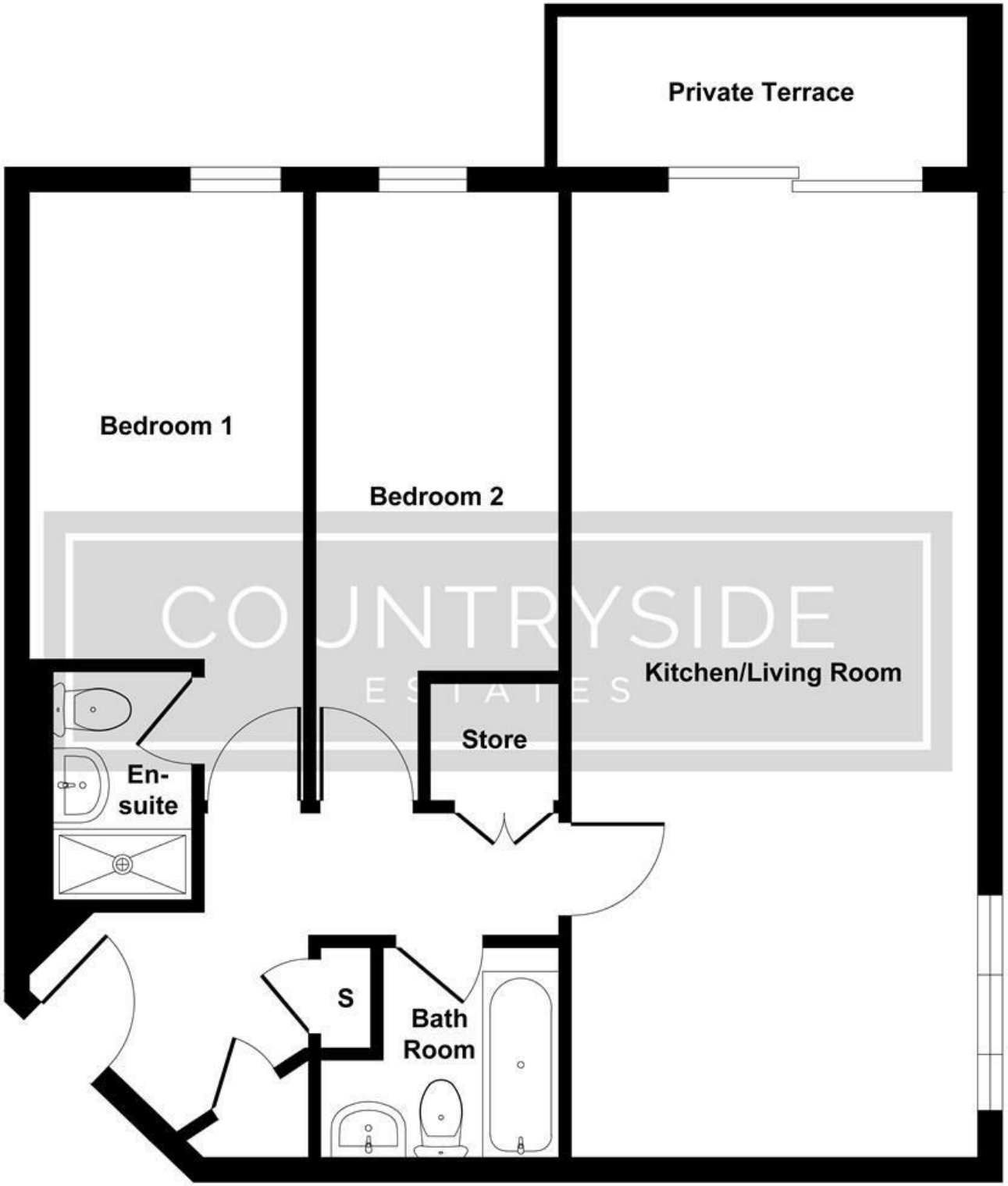
£2000 Per Annum

Council Tax

BAND C - Castle Point Borough Council







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Floor Plan

Illustration for identification purposes only, measurements are approximate, not to scale.

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