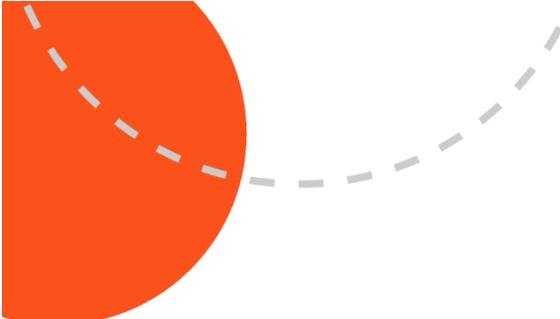




**Aragon Court, 133-147 Church Road, Hadleigh, Benfleet, Essex, SS7 2GB**  
**1 bedroom ground floor retirement flat / £99,950 / t. 01702 555888**

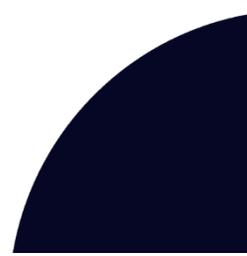
**amos**



**A one bedroom ground floor apartment situated in this extremely sought after retirement complex within Hadleigh. Having good size lounge/diner, well fitted kitchen, **double bedroom** and bathroom suite together with communal lounge, well tended communal gardens, laundry room and resident's car park. Also benefiting from 24 hour careline service, on-site house manager and a long lease in excess of 100 years.**

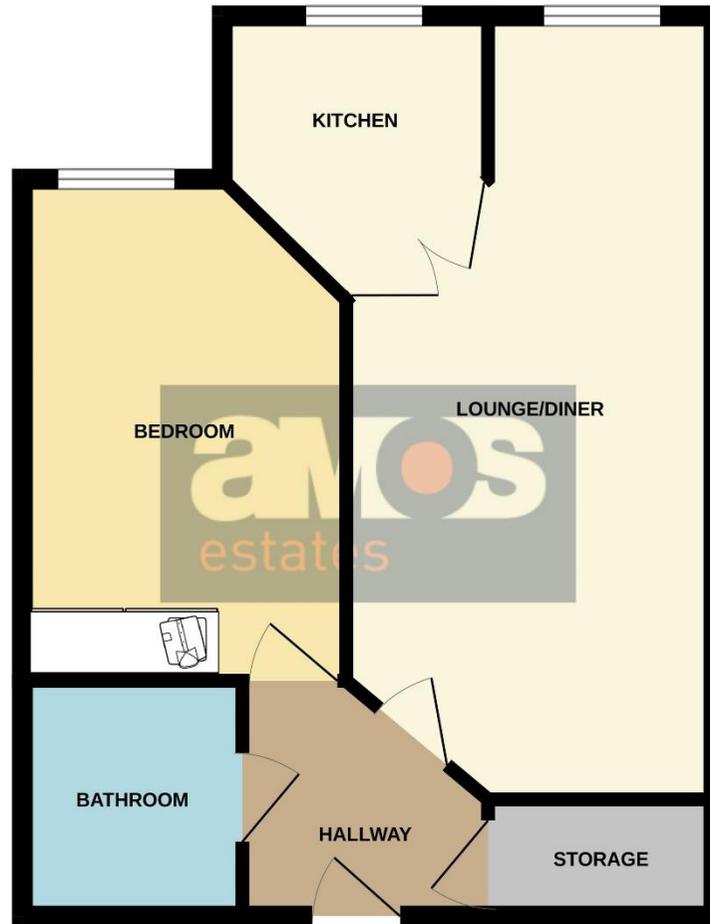
Situated in this convenient location within close proximity to Hadleigh Town Centre, local bus routes and amenities whilst also having local supermarkets, Hadleigh Castle and Hadleigh Country Park within easy reach. Offered with no onward chain we would advise viewing at your earliest convenience.

### Find us on



GROUND FLOOR

**A space to  
call home.**



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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## Highlights

- / One Bedroom Ground Floor Retirement Flat**
- / No Onward Chain**
- / Large Lounge/Diner**
- / Well Fitted Kitchen**
- / Good Size Bedroom With Fitted Wardrobe**
- / Three Piece Shower Room**
- / 24 Hour Care Line System**
- / Residents Parking**
- / Large Well Tended Communal Gardens**
- / Communal Lounge, Kitchen & Laundry Room**
- / Long Lease**
- / Popular Development**
- / On-Site House Manager**
- / Convenient Location**
- / Close To Town Centre & Bus Routes**

Communal entrance door opening to communal hallway leading to private entrance door to entrance hall:

### **Entrance Hall \**

Fitted carpet, 24-hour care line pull cord, power points, smooth plastered and covered ceiling, large storage cupboard housing hot water cylinder. Doors to accommodation off.

### **Lounge Diner 22'6 x 10'8 \**

Fitted carpet, electric radiator, smooth plastered and covered ceiling, power points, TV points, 24-hour care line pull cord, UPVC double glazed door leading to patio, doors to kitchen.

### **Kitchen 7'7 x 7'0 \**

Stainless steel sink and drainer unit with chrome mixer tap into a range of roll edge work tops with cupboards and drawers beneath and matching eye level units, integrated fridge, integrated freezer, integrated electric oven, Inset four ring electric hob with extractor above, tiled effect flooring, tiled splashbacks, power points, smooth plastered and covered ceiling, UPVC double glazed window, under cupboard lighting, wall mounted heater.

### **Bedroom 15'8 x 9'3 \**

UPVC double glazed window, fitted carpet, 24-hour care line pull cord, power points, TV point, smooth plastered and covered ceiling, range of mirror front fitted wardrobes.

### **Bathroom 6'10 x 5'7 \**

Three piece suite comprising panelled bath with shower over, vanity wash basin with storage below, push button WC, tiled effect flooring, tiled walls, smooth plastered and covered ceiling, extractor, wall mounted heater.



### **Communal Facilities \**

The complex is in excellent condition and has recently been freshly decorated throughout. There is a large communal lounge area on the ground floor with ample seating and access to resident's kitchen. There is also a resident's laundry room and a guest suite available on a nightly basis.

### **Outside & Parking \**

To the rear of the development there are well tended attractive communal gardens with a central patio area with seating and there is also a large residents car park on a first come first served basis.

### **Lease Info \**

125 years from 1/10/2005 therefore benefiting from a long lease in excess of 100 years (approx. 105 remaining). We understand the service charge is approximately £3412.46 per annum which includes the cleaning and maintenance of the communal areas and gardens as well as buildings insurance, water rates, careline system, house manager and window cleaning. The ground rent is £395 per annum.



#### **PLEASE NOTE:-**

**We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.**

**Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.**

**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).**

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