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Estate Agents

* £400,000 - £450,000 * SHARE OF FREEHOLD * HUGE WRAP AROUND SUN TERRACE * VIEWS OVER ALLOTMENTS * TWO BATHROOMS * AMPLE STORAGE * Introducing The Penthouse at The Warren. This is an exceptional two-bedroom top floor penthouse apartment offering luxury living in the heart of Hadleigh. Featuring a spacious open-plan kitchen, living and dining area, a stunning wraparound private terrace, an en-suite to the principal bedroom, a stylish family bathroom, allocated parking, and a share of the freehold, this impressive home is ready to view. The Warren is an exclusive collection of just 12 premium one and two-bedroom apartments, thoughtfully designed with contemporary open-plan living, high-specification finishes, and timeless style. Ideally positioned close to Hadleigh's shops, cafés, amenities and transport links, while surrounded by the beauty of the Essex countryside, it offers an outstanding lifestyle for homeowners and investors alike. Inside, elegant herringbone Invictus Maximus LVT flooring, Farrow & Ball colour palettes and luxurious carpets create a refined finish throughout. Bathrooms feature full-height tiling, premium Duravit sanitaryware, heated illuminated mirrors with integrated charging points. The 'KBD' bespoke kitchen is finished with quartz worktops, a striking waterfall peninsula and a full range of integrated Neff appliances, including an eye-level oven, combination oven, fridge/freezer, dishwasher and washer dryer. Triple-glazed solar control windows maximise comfort and energy efficiency, while the penthouse's expansive wraparound terrace provides the perfect space to relax or entertain.

- Stunning penthouse apartment
- Main bathroom and en-suite to master bedroom
- Large private wrap around sun terrace with views over allotments
- Moments from Hadleigh High Street amenities
- Short walk to Hadleigh Castle and Country Park
- Two double bedrooms
- Allocated parking to rear
- Modern fully fitted kitchen Lounge Diner
- Easy access to A127 and A13 and short walk to Virgin Active Leisure Centre
- No onward chain and 10 year build warranty

Hall Crescent

Hadleigh

£400,000

Price Guide

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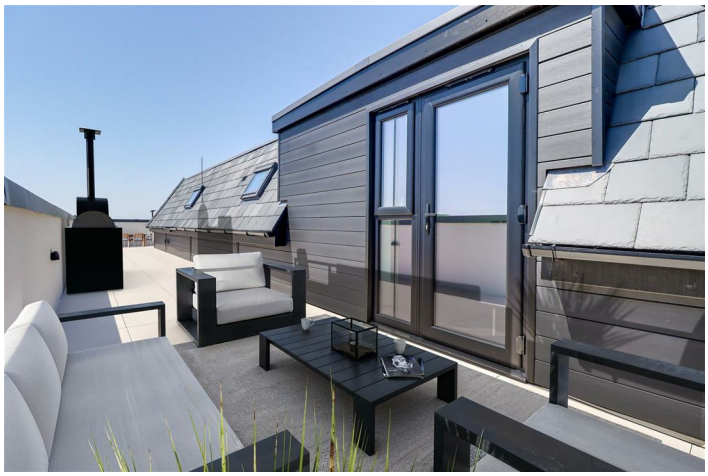
Hall Crescent



Communal Entrance
Mail box area, carpeted stairs rising to top floor, door to:

Hallway
17'11" x 5'3" max
Smooth ceiling with inset spotlights, key entry system pad, storage cupboard housing the water tank, wall hung radiator, Invictus flooring laid in Herringbone.

Kitchen Lounge Diner
25'11" > 17'11" x 18'0" > 7'6"
Smooth ceiling with inset spotlights. Modern kitchen comprising of; base and floor to ceiling units with a quartz worktop, inset sink and draining grooves, breakfast bar area, Neff four ring induction hob with an extractor fan above, Neff microwave, Neff oven and grill, integrated Neff fridge freezer on a 70/30 split, pan drawers, corner cupboards, huge eaves storage cupboard, double glazed French doors to the side leading out to the sun terraced.

Wrap Around Sun Terrace
Rendered wall perimeter with wall lights and a porcelain tiled floor. Views over allotments.

Bedroom One
14'8" x 9'7"
Smooth ceiling with inset spotlights, UPVC double glazed door to the front leading out to the sun terrace, adjacent double glazed windows, radiator, door to:

En-Suite Shower Room
7'9" > 6'8" x 6'7"
Smooth ceiling with inset spotlights, double glazed Velux window to the side, large double shower cubicle with a rainfall head and an inset shelf, wall hung vanity unit wash basin, low-level WC with an inset shelf above, fully tiled walls, tiled flooring.

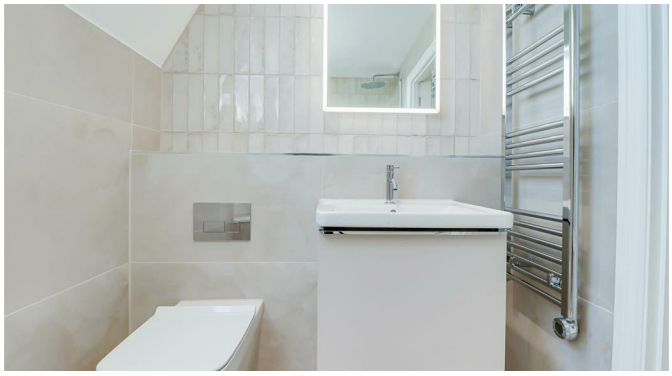
Bedroom Two
11'05 x 8'10
Smooth ceiling with inset spotlights, double glazed Velux windows to rear, radiator, carpet.

Three Piece Bathroom
8'6" x 5'6"
Smooth ceiling with inset spotlights, double glazed Velux window to the front, vanity unit wash basin, low-level WC, panelled bath with a rainfall head above and a shower hose, inset shelf, fully tiled walls, tiled flooring.

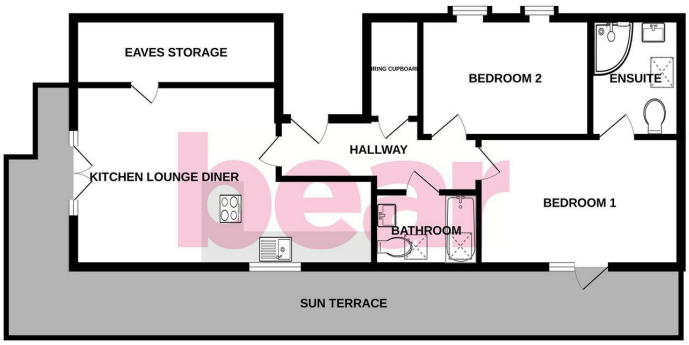
Exterior/Car Park
Allocated parking to the rear, bike store, bin store. Superb wrap around sun terrace.

Lease Information
Share of freehold. 999 years remaining on the lease with no ground rent payable.

Agents Notes:
Council tax band: D



Floor Plan



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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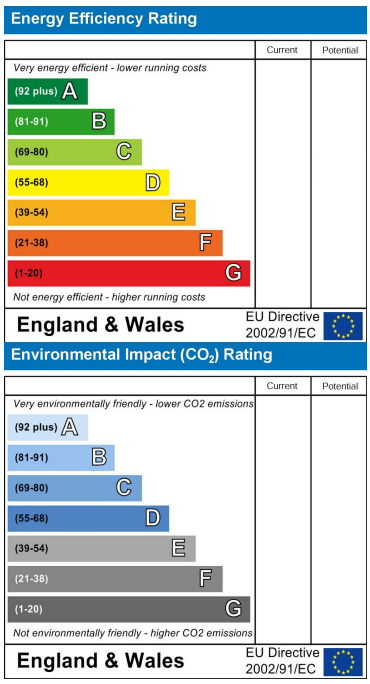
Area Map

Energy Efficiency Graph



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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