



**Tower View, 573-575 London Road, Hadleigh, Essex, SS7 2FT**  
**2 bedroom first floor flat / £375,000 / t. 01702 555888**

**amos**

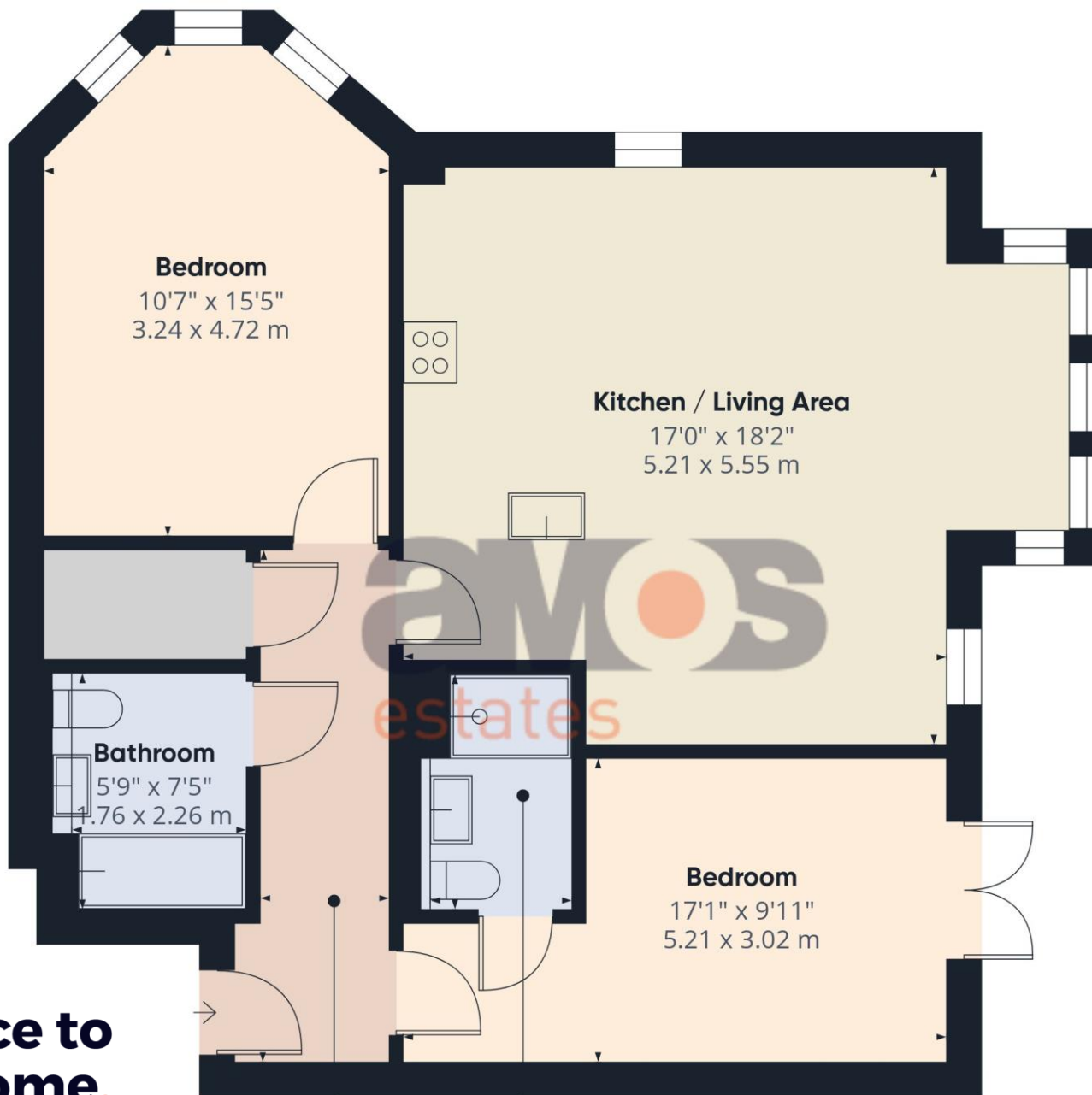


Situated in the prestigious 'Tower View' directly opposite Salvation Army fields with views towards the Thames Estuary is this immaculate **two bedroom** first floor apartment. Boasting stunning open plan kitchen/lounge/diner, generous size bedrooms, en-suite to master and further three piece bathroom suite. Also benefiting from own private balcony, allocated parking via secure gated car park, lift to all floors and a long lease.

Ideally located just a short walk from Hadleigh Town Centre, offering a variety of shops, amenities, and cafés. Hadleigh Castle and Hadleigh Country Park are also within easy reach. Excellent transport links are nearby, including local bus routes, Leigh mainline station and convenient access to major trunk roads.

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**A space to  
call home.**



**Approximate total area<sup>(1)</sup>**

805 ft<sup>2</sup>  
74.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Highlights

- \ **Luxury Two Bedroom First Floor Apartment**
- \ **Sought After Development**
- \ **Open Plan Kitchen/Lounge/Diner**
- \ **En-Suite Shower Room**
- \ **Private Balcony**
- \ **Views Over Salvation Army Fields & The Estuary**
- \ **Long Lease**
- \ **Allocated Parking Space**
- \ **Entryphone System**
- \ **Lift To All Floors**
- \ **Convenient Location**
- \ **Close To Hadleigh Town & Leigh-On-Sea**
- \ **EPC Band – B**
- \ **Council Tax Band – C**





Secure communal entrance door opening to communal hallway, stairs and lift to first floor, private entrance door to:

**Hallway 16'1 x 3'10 \**

Karndean flooring with underfloor heating, video entry phone system, power points, smooth plastered ceiling with inset spotlights, large storage cupboard, doors to accommodation off.

**Lounge/Diner/Kitchen 18'2 x 17' \**

Spacious reception room having Karndean flooring with underfloor heating, power points, T.V point, numerous upvc double glazed windows providing beautiful outlook over Salvation Army fields towards the Thames Estuary, smooth plastered ceiling with inset spotlights. Open plan to stunning kitchen comprising sink with mixer tap and moulded drainer inset into range of Quartz worktops with high gloss cupboards and drawers beneath and matching eye level units, integrated four ring induction hob with extractor above, integrated oven, integrated fridge and freezer, integrated washing machine, integrated dishwasher, breakfast bar facility, tiled splashbacks.

**Bedroom One 17'1 x 9'11 \**

Fitted carpet, smooth plastered ceiling with inset spotlights, power points, underfloor heating, T.V point, upvc double glazed French doors providing access to balcony, door leading to:

**En-Suite Shower Room 7'6 x 4'7 \**

Luxury three piece suite comprising large shower unit with drench style showerhead above and separate handheld attachment, vanity wash basin with chrome mixer tap and storage below, push button WC, tiled walls and flooring, underfloor heating, towel radiator, extractor, shaver point, smooth plastered ceiling with inset spotlight.



### **Private Balcony \**

Own private balcony with wrought iron fencing, providing beautiful views over Salvation Army fields towards the Thames Estuary.

### **Bedroom Two 15'5 x 10'7 \**

Upvc double glazed bay window to side, fitted carpet, underfloor heating, power points, smooth plastered ceiling with inset spotlights, storage cupboard.

### **Bathroom 7'5 x 5'9 \**

Bespoke three piece suite comprising panelled bath with chrome controls and handheld attachment, vanity wash basin with chrome mixer tap and storage below, push button WC, tiled walls and flooring, underfloor heating, extractor, heated towel radiator, shaver point, smooth plastered ceiling with inset spotlights.

### **Parking \**

Secure carpark accessed via remote controlled gates, one allocated parking space and visitor spaces, bike shed and bin storage.

### **Lease Info \**

The property benefits from a long lease in excess of 115 years. We are advised the service charge is £737.26 payable bi-annually in advance (£1474.52 pa). Ground rent is £125.00 payable bi-annually (£250.00 pa).







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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.

*Digital Markets, Competition and Consumers Act 2024.*

*These details are for guidance only, complete accuracy cannot be guaranteed. For any points which are of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given concerning planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.*



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