



Burnt Oak Lodge, 711 London Road, Hadleigh, Essex, SS7 2EE
2 bedroom top floor flat / £270,000 / t. 01702 555888

amos

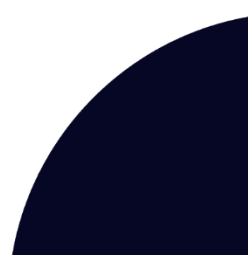




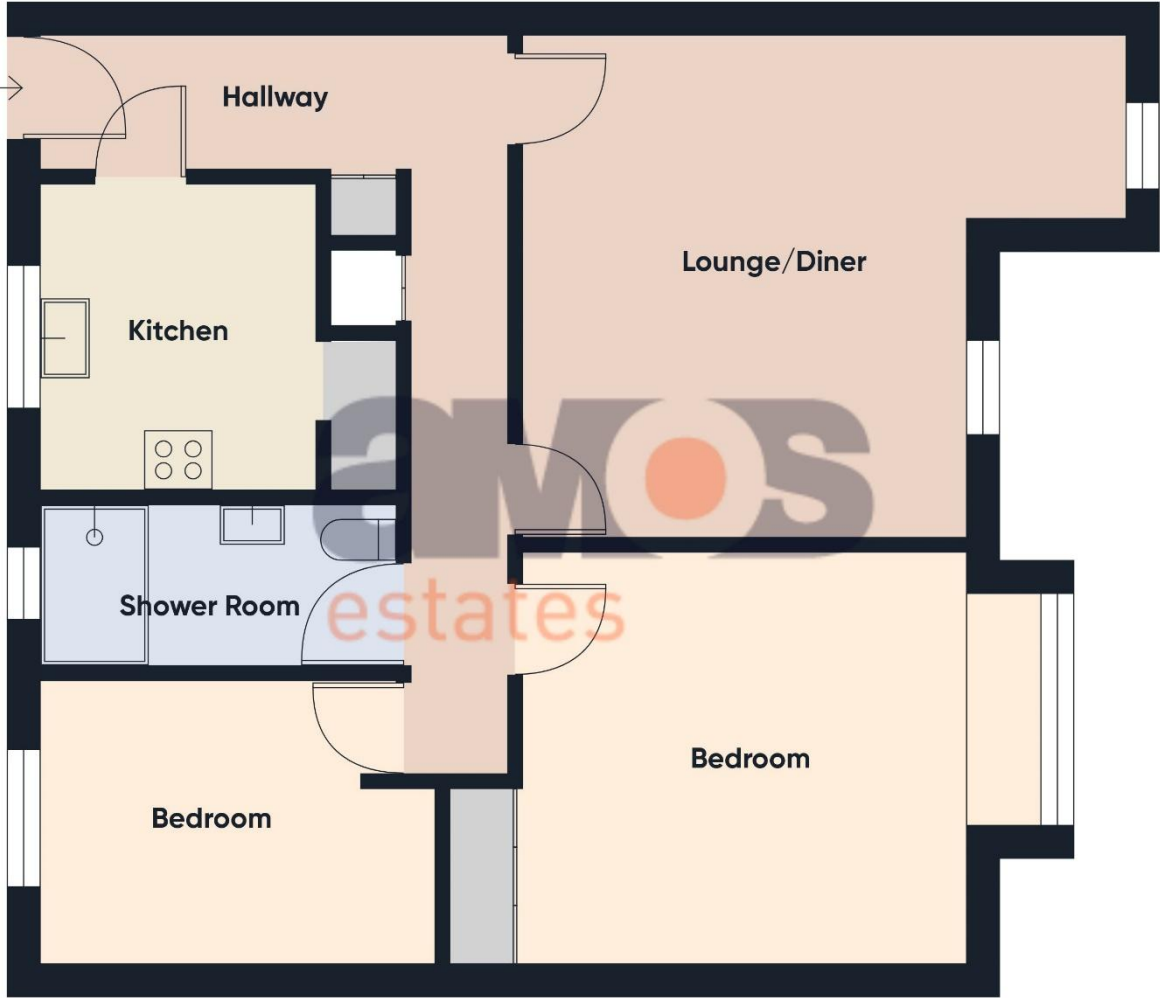
We are delighted to present this bright and spacious **two bedroom** top floor flat with beautiful views over Salvation Army Fields towards the Thames Estuary in the ever popular 'Burnt Oak Lodge'. Having large lounge/diner, well fitted kitchen, stunning three piece shower suite and large loft area. Also benefiting from allocated parking space, garage within a block, own private entrance door and a long lease in excess of 150 years.

Situated on the Hadleigh/Leigh borders within easy reach of Leigh mainline station with direct links into Fenchurch Street, London Road shopping facilities and Hadleigh Town Centre with its array of shops, amenities and supermarkets whilst also being a short way from Leigh Broadway and local woodland. Excellent local schools can also be found nearby including being within the Hadleigh Infant and Junior school catchments.

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A space to
call home.



Approximate total area⁽¹⁾
733 ft²
68.1 m²

(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.

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Highlights

- / Spacious Two Bedroom Top Floor Flat
- / Stunning Views Over Salvation Army Fields & Estuary
- / Large Lounge/Diner
- / Well Fitted Kitchen
- / Generous Size Bedrooms
- / Stunning Three Piece Shower Suite
- / Large Loft Space
- / Gas Central Heating
- / Upvc Double Glazing Throughout
- / Own Allocated Parking Space
- / Garage In A Block
- / Hadleigh/Leigh Borders
- / Close To Leigh Station
- / Easy Reach Of Local Shops
- / Long Lease



Double glazed entrance door leading to entrance hall.

**Entrance Hall 13'11 x 13'10 **

Fitted carpet, power points, radiator, loft access hatch with dropdown ladder and lighting, inset spotlights, storage cupboard housing consumer unit and electric meters, additional storage cupboard with storage space.

**Lounge 15'2 x 13' Widening to 17'8 Into Seating Area **

Grey fitted carpet, power points, radiator, smooth plastered walls and ceiling, separate seating area overlooking Salvation Army fields and Thames Estuary.

**Kitchen 8'11 x 8'9 **

Grey tiled flooring, power points, space and plumbing for a washing machine, space for a tall fridge freezer, integrated Logic oven with four ring touch hob, pull out extractor over, pantry storage cupboard, sink and drainer unit with hot and cold tap inset into a range of roll edge worktops with cupboards and drawers beneath and oak effect eye level units above, cupboard housing Worcester combination boiler, tiled splashbacks, double glazed window to rear.

**Bedroom One 12'11 x 11'11 (15'3 Into Recess) **

Fitted grey carpet, radiator, power points, smooth plastered walls, textured ceiling, double glazed bay window to front looking over Salvation Army fields and Thames Estuary.





**Bedroom Two 11'8 x 8'9 **

Fitted grey carpet, radiator, power points, textured walls and ceiling, TV point, double glazed window to rear.

**Shower Room 10'8 x 4'8 **

Three piece suite comprising large walk in shower cubicle with drench style shower head and separate handheld attachment and tiled surround, grey tiled flooring, smooth plastered walls and textured ceiling, low flush WC, sink with mixer tap and storage below, tiled splashbacks, heated towel rail, obscure double glazed window to rear.

**Outside **

Well tended communal gardens.

**Garage **

Garage in a block with allocated parking space adjacent.

**Lease Information **

Share of freehold with a lease of 199 years from 25/03/1978 therefore benefitting in excess of 150 years remaining. We are advised the service charge is £1,800 per annum and the ground rent £25 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).

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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