



Aragon Court, 133-147 Church Road, Hadleigh, Essex, SS7 2GB
1 bedroom ground floor flat / £130,000 / t. 01702 555888

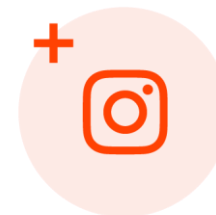




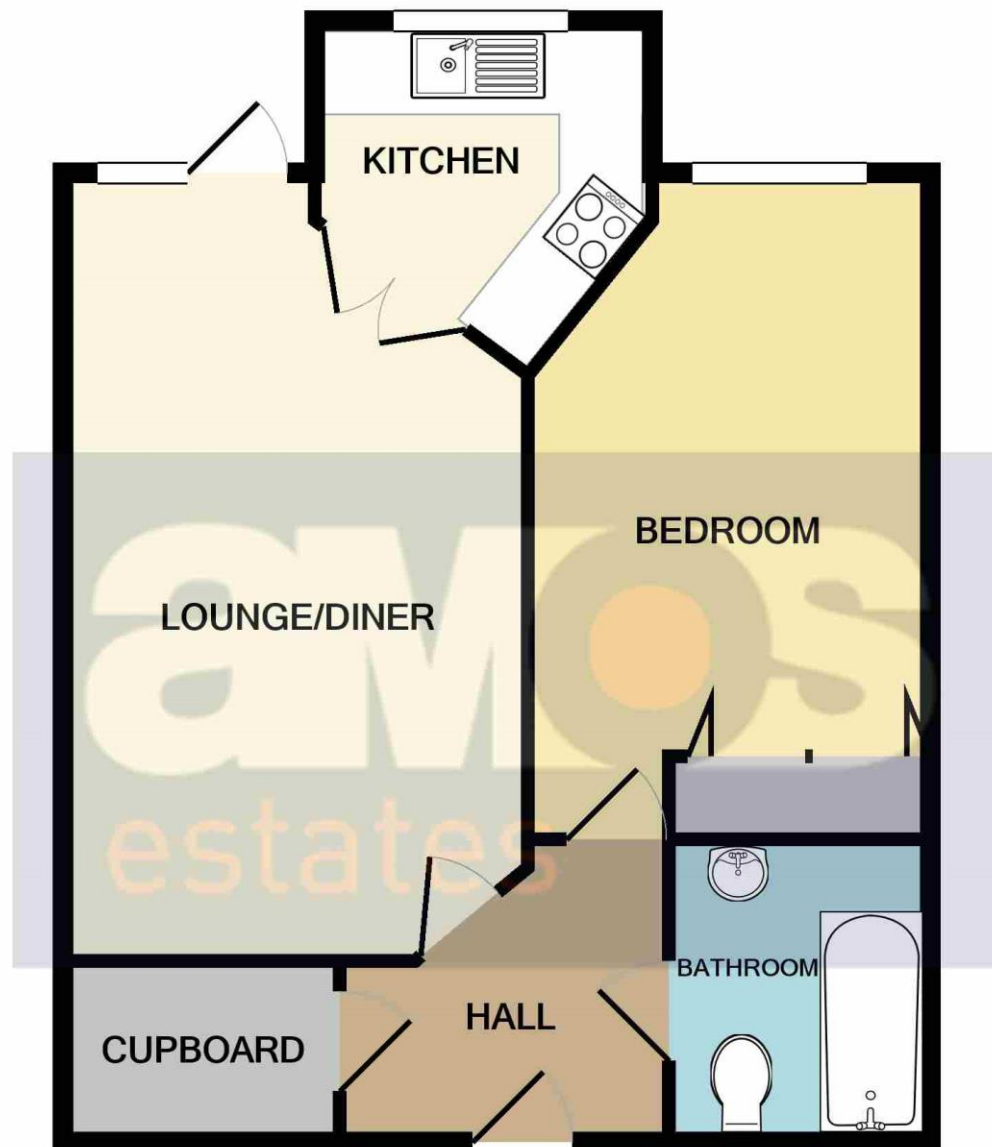
Set on the ground floor providing direct access to communal gardens, is this well presented **one bedroom** ground floor retirement flat situated in the ever popular 'Aragon Court' within the heart of Hadleigh. Boasting large lounge/diner, well fitted kitchen, double bedroom and three piece bathroom suite together with excellent communal facilities which include large communal lounge with kitchen, resident's car park and laundry room. There is also an on-site house manager, 24 hour care line system and a long lease in excess of 100 years.

Ideally located a short walk from Hadleigh Town Centre with its array of shops, amenities, supermarkets and bus routes whilst also having local parks, Hadleigh Castle and woodland a short way away. Offered with no onward chain we would advise viewing at your earliest convenience.

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TOTAL APPROX. FLOOR AREA 502 SQ.FT. (46.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

- \ Vacant One Bedroom Ground Floor Apartment
- \ Sought After Retirement Complex
- \ Large Lounge/Diner
- \ Well Fitted Kitchen
- \ Double Bedroom With Fitted Wardrobes
- \ Three Piece Bathroom Suite
- \ Direct Access To Patio & Communal Gardens
- \ 24 Hour Care Line System
- \ On-Site House Manager
- \ Communal Lounge, Kitchen & Laundry Room
- \ Well Tended Communal Gardens
- \ Residents Car Park
- \ Long Lease
- \ Guest Suite Available On A Nightly Basis
- \ Easy Reach of Hadleigh Town Centre
- \ Close To Bus Routes
- \ EPC Rating (C)
- \ Council Tax Band (B)



Communal entrance doors opening to communal hallway providing access to property, private entrance door to entrance hall.

**Entrance Hall 7'9 x 6'10 Maximum **

Fitted carpet, smooth plastered and coved ceiling, 24-hour careline pull cord, power point, large walk-in storage cupboard with shelving and housing hot water cylinder, consumer unit and electric meter, doors to accommodation off.

**Lounge/Diner 19'8 Maximum x 10'9 **

Fitted carpet, electric radiator, smooth plastered and coved ceiling, 24-hour careline pull cord, power points, TV point, UPVC double glazed window to rear with door adjacent leading to patio and communal gardens, double doors to kitchen.

**Kitchen 8'2 Maximum x 7'7 **

Well fitted kitchen comprising stainless steel sink and drainer unit with chrome mixer tap inset into a range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated AEG oven, inset four ring AEG electric hob with extractor over, integrated fridge, integrated freezer, tiled splashbacks, power points, under cupboard lighting, smooth plastered and coved ceiling, UPVC double glazed window to rear, wall mounted electric heater, 24-hour careline pull cord, power points.

**Bedroom 15'7 x 9'3 **

UPVC double glazed window to rear, fitted carpet, electric radiator, power points, telephone point, smooth plastered and coved ceiling, 24-hour careline pull cord, range of fitted wardrobes with mirror fronted sliding doors.





**Bathroom 6'10 x 5'8 **

Three piece suite comprising panelled bath with chrome controls and shower over, push button WC, vanity wash basin with chrome controls and storage below, heated towel radiator, smooth plastered and coved ceiling, extractor, wall mounted heater, tiled walls, heated towel radiator.

**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 **

The property benefits 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.

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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.

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