



Brown & Brand



**Aragon Court**  
Hadleigh, SS7 2GB

- Immaculate Two Bedroom Ground Floor Retirement Apartment
- No On ward Chain
- 24 Hour Care Line & Communal Lounge And Gardens
- Well Fitted Kitchen With Integrated Appliances

**£150,000**





## Property Description

Offered with no onward chain, this bright and spacious two-bedroom ground floor apartment and is located within the highly sought-after retirement development of Aragon Court in Hadleigh.

The property features a generous lounge/diner, a well-appointed kitchen with integrated appliances, two good-sized bedrooms, and a modern three-piece bathroom suite. Residents also benefit from excellent communal facilities, including a large residents' lounge with kitchen, a laundry room, beautifully maintained communal gardens, and a communal car park.

Ideally positioned within easy walking distance of Hadleigh Town Centre, the apartment provides convenient access to a wide range of shops, amenities, and supermarkets. Nearby bus routes, local woodland, and the historic Hadleigh Castle further enhance the appeal of this location.

Additional benefits include a long lease exceeding 100 years, a 24-hour careline system, and an on-site development manager, offering peace of mind and a secure living environment.

Early viewings are highly recommended.





#### ACCOMMODATION COMPRISES

Communal entrance door opening into a well-maintained communal hallway, leading to a private front door which opens into

#### L-SHAPED ENTRANCE HALLWAY

Fitted carpet, electric radiator, power points, smooth plastered and coved ceiling, and a 24-hour careline pull cord. Airing cupboard housing the hot water cylinder with additional shelving, along with two further useful storage cupboards.

#### LOUNGE/DINING AREA

27' 2" x 10' 7" (Narrowing to 6.7') (8.28m x 3.23m) Fitted carpet, electric radiator, power points, and TV point. Feature coal-effect electric fireplace, smooth plastered and coved ceiling with pendant lighting. Double glazed window to the rear and double glazed door leading to the garden area. 24-hour careline pull cord. Doors leading to:

#### KITCHEN

8' 2" x 7' 6" (2.49m x 2.29m) Well-fitted kitchen comprising a stainless steel sink and drainer inset into a range of roll-edge worktops with cupboards and drawers beneath, complemented by matching eye-level units. Integrated AEG electric oven with inset AEG four-ring electric hob and extractor hood above, along with an integrated fridge and freezer. Smooth plastered and coved ceiling, tiled splashbacks, and tiled flooring. Double glazed window to the rear, power points, wall-mounted heater, and 24-hour careline pull cord.

#### BEDROOM ONE

13' 6" x 9' 3" (4.11m x 2.82m) Double glazed window to the rear, fitted carpet, electric radiator, power points, and TV point. Smooth plastered and coved ceiling with a 24-hour careline pull cord. Fitted mirror-fronted wardrobes..

#### BEDROOM TWO

13' 6" x 9' 2" (Narrowing to 5.3') (4.11m x 2.79m) Double glazed window to the rear, fitted carpet, electric radiator, and power points. Smooth plastered and coved ceiling with a 24-hour careline pull cord.

#### SHOWER ROOM

Three-piece suite comprising of a large walk-in shower with grab rail and electric shower over, wash basin inset into a vanity unit with WC. Tiled walls. Smooth plastered and coved ceiling, fitted carpet, heated towel radiator, wall-mounted heater, and extractor fan.

#### COMMUNAL AREA

All residents benefit from access to a large communal lounge and dining area overlooking the gardens, complete with a kitchenette area.

#### LAUNDRY ROOM

Communal laundry room with washing facilities available for all residents.





**GARDEN**

Beautifully maintained garden area with seating and mainly laid to lawn with attractive flower beds.

**PARKING**

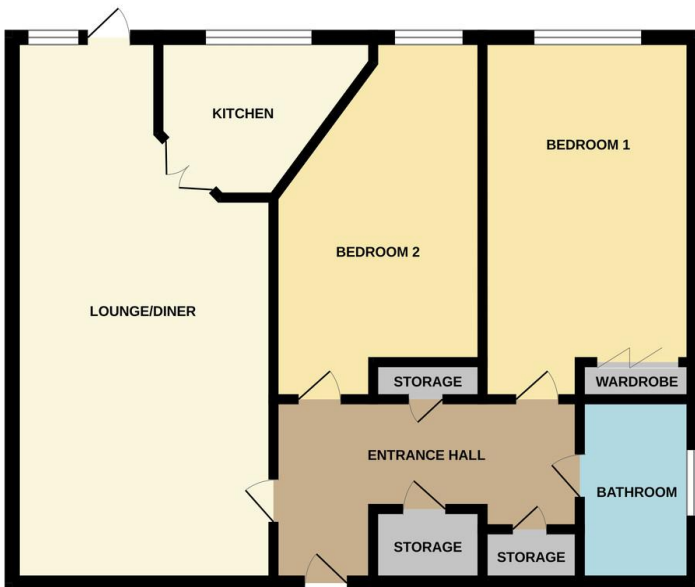
Driveway leading to parking area for residents.

**LEASE INFORMATION**

The property benefits from a long lease in excess of 100 years (approx. 104 remaining). We understand the service charge is approximately £5,478.00 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 £460 per annum.



GROUND FLOOR



**Energy performance certificate (EPC)**

Apartment 5 Aragon Court 133-147 Church Road BENNETT SS7 2GB	Energy rating <b>B</b>	Valid until: 2 April 2036 Certificate number: 6320-2720-2679-2676-7925
Property type Total floor area	Ground-floor flat 75 square metres	

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

**Energy rating and score**

This property's energy rating is B. It has the potential to be B.

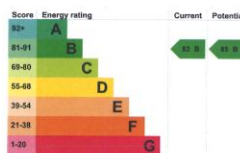
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

See [how to improve this property's energy efficiency](#).

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 for 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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