



**Tower View, 573-575 London Road, Hadleigh, Benfleet, Essex, SS7 2FT**  
**2 bedroom ground floor flat / £350,000 / t. 01702 555888**

**amos**





This beautiful **two bedroom** ground floor apartment situated in the prestigious and eye catching 'Tower View' development offers a high quality a finish throughout. Having large reception room open plan to stunning fitted kitchen with integrated appliances and Quartz worktops, good size bedrooms and a luxury three piece bathroom suite. Also benefiting from video entry phone system, wet underfloor heating, new build warranty, allocated parking via secure gated car park, a long lease in excess of 115 years and so much more.

Situated directly opposite open fields, a short walk from Hadleigh Town Centre with its array of shops, amenities and café's whilst Hadleigh Castle and Hadleigh Country Park are also within easy reach. Transport links via bus routes, Leigh mainline station and major trunk roads are also a short way away. Excellent local schools can also be found nearby, the property being within the Hadleigh Infant and Junio school catchments. Viewings advised.

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**A space to  
call home.**

Approximate total area<sup>(1)</sup>  
641 ft<sup>2</sup>  
59.5 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.

GIRAFFE 360





## Highlights

- \ Beautifully Presented Two Bedroom Ground Floor Apartment
- \ High Quality Finish Throughout
- \ Stunning Fitted Kitchen Open Plan To Lounge
- \ Luxury Three Piece Bathroom Suite
- \ Allocated Parking Via Secure Gated Car Park
- \ Video Entryphone System
- \ Underfloor Heating Throughout
- \ Long Lease
- \ Sought After Development
- \ Close To Hadleigh Town, Hadleigh Castle & Country Park
- \ Hadleigh Infant/Junior School Catchments
- \ Easy Reach of Leigh Station
- \ Council Tax Band – C
- \ EPC Rating -





Secure communal entrance door opening to communal hallway, private entrance door to entrance hall.

### **Entrance Hall \**

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

### **Lounge Open Planned To Kitchen Diner 23'4 x 14'7 Reducing to 10'9 \**

Stunning fitted kitchen comprising double bowl sink with chrome mixer tap and moulded drained inset into a range of quartz worktops with high gloss cupboards and drawers beneath and matching eye level units, integrated dishwasher, intergrade Bosch oven, integrated fridge freezer, inset AEG induction hob with extractor above, integrated washing machine, tiled splashbacks, smooth plastered ceiling with inset spotlights, Karndean flooring with underfloor heating, UPVC double glazed windows to side and rear with blinds to remain, cupboard housing combination boiler, smooth plastered ceiling with inset spotlights with inset spotlights, power points, TV point.

### **Bedroom One 11'1 Plus Recess x 9'6 \**

UPVC double glazed window to rear, fitted carpet, power points, underfloor heating, smooth plastered ceiling with inset spotlights.

### **Bedroom Two 10'11 x 7'5 \**

UPVC double glazed window to rear, fitted carpet, underfloor heating, power points, smooth plastered ceiling with inset spotlights.

### **Bathroom 7'4 x 5'10 \**

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







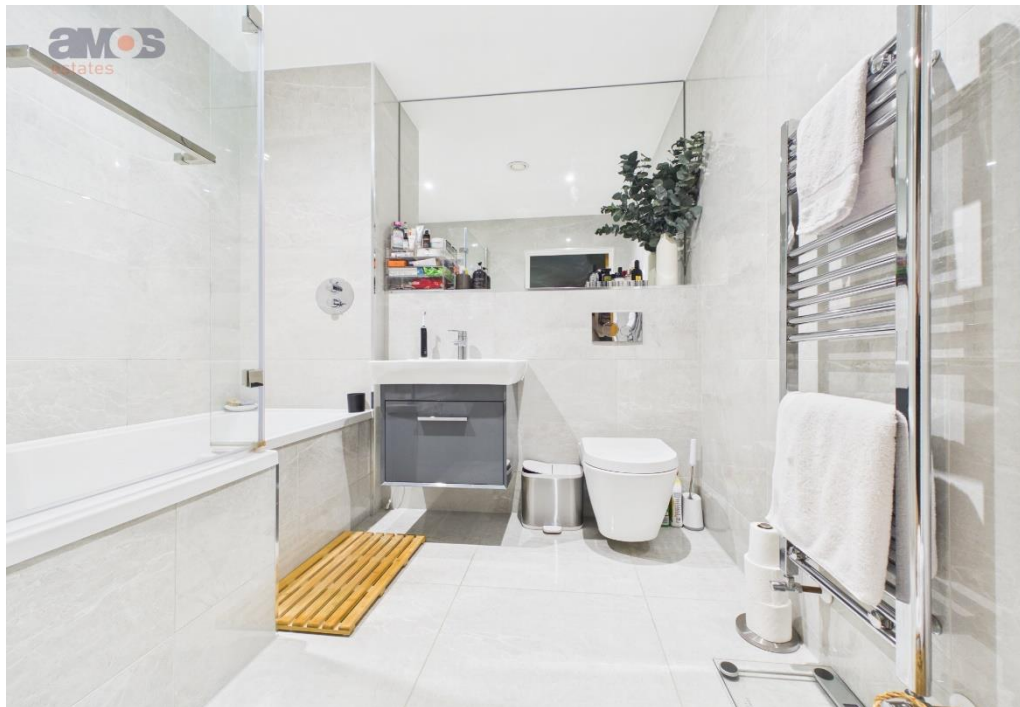


### Parking \

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).



### 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. *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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