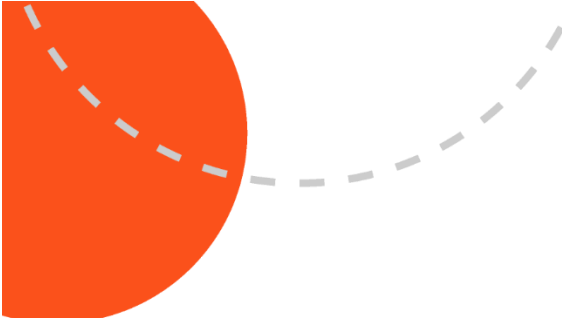




Cleves Court, 139 London Road, Hadleigh, Essex, SS7 2RA
1 bedroom first floor retirement flat / £160,000 / t. 01702 555888

amos



Situated within this popular retirement complex in the heart of Hadleigh is this beautifully presented **one bedroom** first floor apartment. The property offers a spacious lounge/diner, well fitted kitchen, double bedroom with fitted wardrobes and a modern shower room. Residents also benefit from a communal lounge, kitchen, laundry room and communal gardens, together with a residents' car park.

Further benefits include an on-site House Manager, 24-hour Careline system, lift access to all floors and a long lease in excess of 100 years.

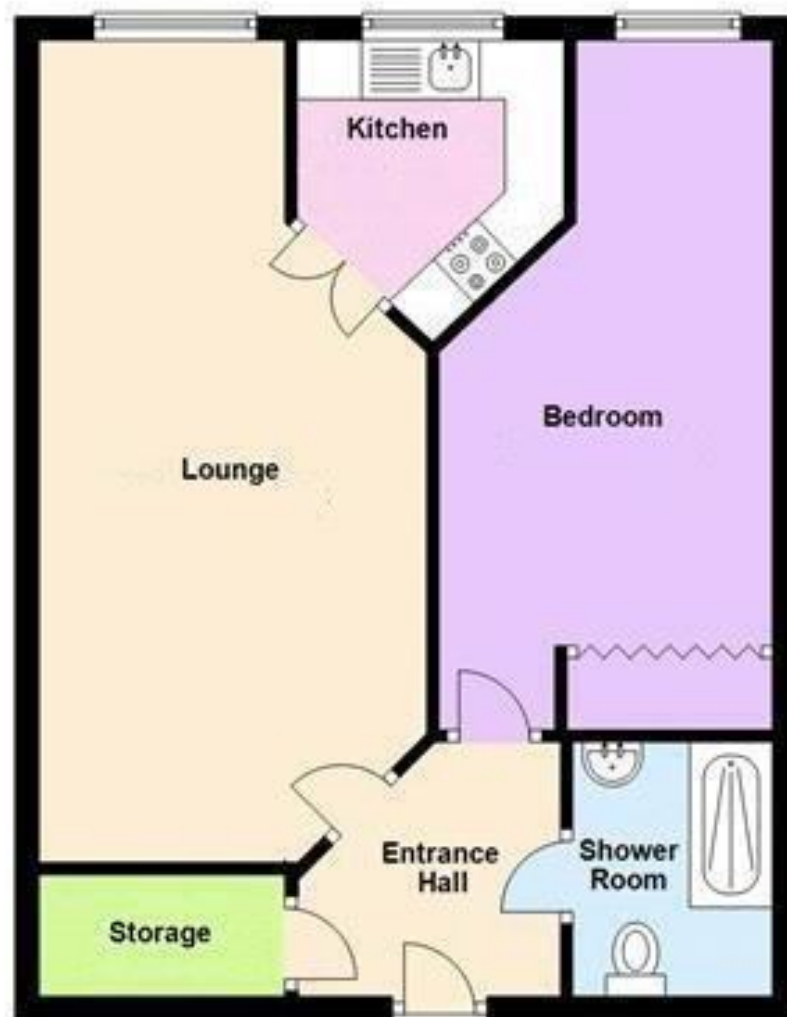
The property is ideally located within easy walking distance of Hadleigh Town Centre, Morrison's supermarket, local bus routes and a range of shops and amenities. The popular Hadleigh Castle and scenic Hadleigh Country Park are also just a short distance away, making this an ideal location.

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Floor Plan

Approx. 49.9 sq. metres (537.2 sq. feet)



**A space to
call home.**

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved. Plan produced using PlanUp.



Highlights

- \ Immaculate One Bedroom First Floor Apartment
- \ Popular Retirement Complex
- \ Large Lounge/Diner
- \ Well Fitted Kitchen
- \ Modern Shower Room
- \ Double Bedroom With Fitted Wardrobes
- \ 24 Hour Careline System
- \ On-Site House Manager
- \ Residents Car Park
- \ Communal Lounge, Kitchen & Gardens
- \ Long Lease
- \ Lift To All Floors
- \ Hadleigh Town Location
- \ Supermarkets, Bus Routes & Local Amenities On Hand
- \ EPC - TBC
- \ Council Tax Band - B



Communal entrance door leading to communal hallway which in turn provides access to stairs and lift leading to first floor with private door to:

**Entrance Hall **

Newly fitted carpet, smooth plastered and coved ceiling, thermostat control, power points, 24 hour careline pull cord, large storage cupboard housing hot water cylinder, consumer unit, meters and shelving, doors to accommodation off.

**Lounge/Diner 18'6 x 10'8 Max (5.66m x 3.29m) **

UPVC double glazed window to rear, newly fitted carpet, power points, TV point, electric radiator, smooth plastered and coved ceiling, telephone point, double doors to kitchen.

**Kitchen 8'6 x 7'4 Max (2.62m x 2.25m) **

Well fitted kitchen comprising stainless steel sink and drainer unit inset into a range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated fridge, integrated freezer, integrated AEG electric oven with integrated AEG microwave above, inset AEG four ring hob with extractor above, space for tall fridge/freezer, power points, smooth plastered and coved ceiling, uPVC double glazed window to rear.

**Bedroom 13'5 x 9'2 into wardrobe depth (4.11m x 2.8m) **

Newly fitted carpet, electric radiator, smooth plastered and coved ceiling, uPVC double glazed window to rear, power points, TV point, fitted wardrobe with mirror fronted doors.





**Shower Room **

Three piece suite comprising large shower cubicle with shower over and tiled surround, vanity wash basin with storage below, push button W.C, tiled walls, 24 hour careline pull cord, smooth plastered ceiling, heated towel radiator, electric heater.

**Communal Areas **

The complex benefits from large communal lounge with kitchen area together with onsite laundry room and well tended communal gardens, parking via first come first serve basis in residents car park.

**Lease Info **

125 years from 01.01.2008 therefore benefiting from a lease of approximately 108 years remaining. We are advised the ground rent is two yearly payments of approximately £212 and the service/maintenance is two yearly payments of approximately £1683.33.

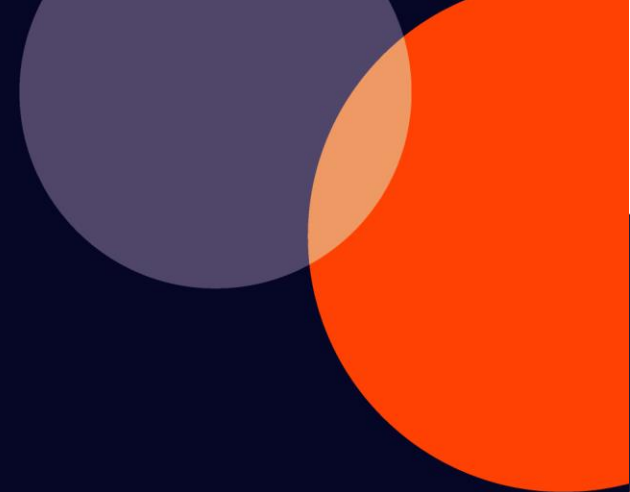


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We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 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.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is 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 with regard to 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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