

Oak Road South, Hadleigh

£230,000

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- GROUND FLOOR GLORY! – Forget lugging shopping bags upstairs! This beautifully presented two-bedroom flat delivers stylish, convenient ground floor living, making it a fantastic choice for first-time buyers and downsizers alike.
- OPEN-PLAN PERFECTION! – The stunning kitchen, lounge and dining area is the ultimate social hub! Whether you're entertaining friends, showing off your cooking skills or ordering another takeaway, this fabulous space has you covered.
- TWO GREAT-SIZED BEDROOMS! – No disappointing box-room surprises here! Two generous bedrooms offer fantastic flexibility for guests, working from home or creating that dream dressing room you've been secretly planning!
- 102 YEARS ON THE LEASE! – An important detail for prospective purchasers, with 102 years remaining on the lease. One more essential piece of information to have at your fingertips when considering your next property purchase!
- SECURE ENTRANCE, REASSURING ARRIVAL! – Accessed through a secure communal entrance with an entry phone system, providing a practical and reassuring welcome home before you've even put the kettle on.
- A LAYOUT THAT JUST MAKES SENSE! – A welcoming inner hallway connects the two bedrooms, bathroom and fabulous open-plan living area, delivering an organised and practical arrangement that makes everyday living wonderfully straightforward.
- YOUR OWN LITTLE OUTDOOR ESCAPE! – A small garden area provides room for outdoor furniture, making it ideal for morning coffees, relaxing summer evenings and a little fresh air without the commitment of maintaining a huge garden.
- ALLOCATED PARKING – NO MORE PARKING LOTTERY! – Enjoy the everyday convenience of an allocated parking space, because arriving home should mean putting your feet up, not embarking on a neighbourhood-wide search for somewhere to leave the car!

This stylish two-bedroom ground-floor gem offers stunning open-plan living, outdoor space, parking, a 102-year lease and fantastic Hadleigh convenience. First-time buyers and downsizers, take note!

First-time buyers, savvy downsizers and anyone who's had enough of endlessly scrolling through property listings, prepare to give that screenshot button a serious workout! This fabulous TWO BEDROOM GROUND FLOOR FLAT in the heart of Hadleigh is serving up contemporary style, fantastic practicality and a location that deserves its very own five-star review. And with 102 years remaining on the lease, there's another important detail to add to that ever-growing list of reasons to take a closer look!

Whether you're ready to wave goodbye to renting, looking to swap a larger property for something a little more manageable, or simply fancy a home that makes everyday living feel effortlessly easy, this well-presented beauty could be exactly what your property search has been waiting for.

FIRST IMPRESSIONS? CONSIDER US IMPRESSED!

Your journey begins through a secure communal entrance with an entry phone system, offering that extra reassurance before you've even reached your own front door. Step inside the flat and you're welcomed by an inner hallway, neatly connecting all the accommodation. No awkward obstacle courses, no wandering through bedrooms to reach other rooms, just a sensible, well-planned layout that clearly understands the assignment!

And then comes the main event...

OPEN-PLAN LIVING THAT'S READY FOR ITS CLOSE-UP!

The stunning OPEN-PLAN KITCHEN, LOUNGE AND DINING AREA is undoubtedly the star of the show. Beautifully presented and designed with modern lifestyles in mind, this fantastic sociable space brings cooking, relaxing and entertaining together in one seriously appealing package.

Picture this: Saturday morning coffee, your favourite playlist providing the soundtrack, something delicious sizzling away in the kitchen and absolutely no reason to rush anywhere. Fast-forward to Saturday evening and you've got the perfect setting for dinner with friends, takeaway nights or a Netflix marathon that somehow turns into an entire weekend.

Whether you're a budding culinary genius or your signature dish involves opening a delivery app, this space has you covered. And with the kitchen, dining and lounge areas flowing together, you'll never have to miss the best bits of the conversation while pretending you know what you're doing with the air fryer!

TWO BEDROOMS. ENDLESS POSSIBILITIES.

Both bedrooms are GREAT SIZES, offering the kind of flexibility that makes a property work for real life, not just the estate agent photographs.

The main bedroom provides a lovely place to escape the daily chaos, while bedroom two is ready to become whatever your lifestyle demands. A guest bedroom? Absolutely. A home office for those important video meetings where you're only professionally dressed from the waist up? Naturally. A dressing room worthy of a social media home tour? We can already picture it!

Completing the internal accommodation is a bathroom, conveniently accessed from the hallway, keeping everything practical, straightforward and refreshingly fuss-free.

A LITTLE FRESH AIR? DON'T MIND IF WE DO!

Step outside and you'll discover a small garden area with space for outdoor furniture. Think morning coffees in the sunshine, an evening drink after a long day or simply somewhere to sit and enjoy a little fresh air without having to tackle a garden that requires its own maintenance team.

It's a lovely addition for those who appreciate outdoor living but would rather spend their weekends enjoying themselves than developing an unhealthy obsession with lawnmowers and hedge trimmers!





THE SMALL PRINT:

Material Information:

Annual Service Charge: £1,440
Annual Ground Rent: £150.00
Length of Lease: 102 years remaining

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

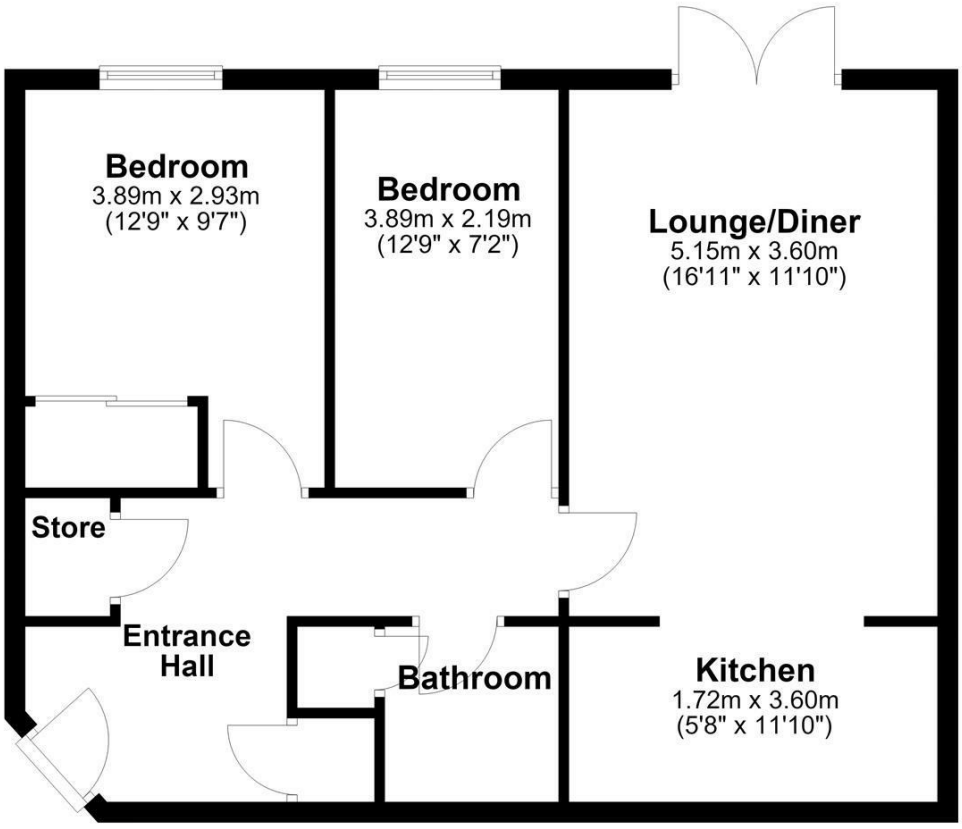
AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.





Ground Floor



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