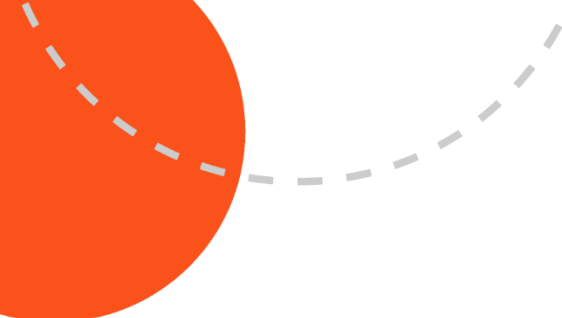




Tower View, 573-575 London Road, Hadleigh, Essex, SS7 2EB
2 bedroom first floor flat / Guide Price £375,000 - £400,000 / t. 01702 555888

amos





Offered with no onward chain and set within the striking *Tower View* development, this impressive **two bedroom** first floor apartment enjoys beautiful views across Salvation Army fields towards the Thames Estuary.

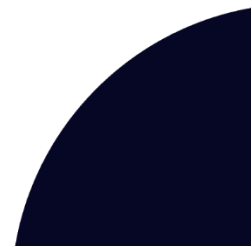
Positioned within the turret of the building, the property boasts a spacious and well-presented interior, featuring a generous open plan lounge/diner flowing into a modern fitted kitchen. Both bedrooms are well proportioned, with the principal bedroom benefiting from an en-suite, alongside a contemporary three-piece family bathroom.

Further highlights include a private balcony, allocated parking space within a secure gated car park, lift to all floors and a long lease exceeding 115 years.

Ideally located just a short walk from Hadleigh Town Centre, offering a variety of shops, amenities, and cafés. Hadleigh Castle and Hadleigh Country Park are also within easy reach, perfect for leisure and outdoor pursuits. Excellent transport links are nearby, including local bus routes, Leigh mainline station, and convenient access to major trunk roads.

Early viewings are highly recommended.

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A space to call home.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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

- | **Stunning Two Bedroom First Floor Apartment**
- | **Highly Regarded 'Tower View' Development**
- | **Beautiful Views Over Salvation Army Fields Towards The Thames Estuary**
- | **No Onward Chain**
- | **Long Lease**
- | **Large Open Plan Lounge/Diner/Kitchen**
- | **En-Suite To Master**
- | **Underfloor Heating Throughout**
- | **Own Private Balcony**
- | **Video Entry Phone System**
- | **Allocated Parking Space Via Secure Gated Car Park**
- | **Lift To All Floors**
- | **EPC Rating – B**
- | **Council Tax Band - C**



Secure communal entrance door with video entry phone system leading to communal hallway, lift and stairs leading to first floor, private entrance door to:

**Entrance Hall **

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

**Lounge/Diner/Kitchen 21'3 x 16'2 Max **

Spacious reception room having Karndean flooring with underfloor heating, power points, T.V point, numerous upvc double glazed windows providing beautiful outlook over Salvation Army fields towards the Thames Estuary, smooth plastered ceiling with inset spotlights. Open plan to stunning kitchen comprising sink with mixer tap and moulded drainer inset into range of Quartz worktops with high gloss cupboards and drawers beneath and matching eye level units, integrated four ring induction hob with extractor above, integrated oven, integrated fridge and freezer, integrated washing machine, integrated dishwasher, breakfast bar facility, tiled splashbacks.

**Bedroom One 17'1 Max x 10'5 **

Fitted carpet, smooth plastered ceiling with inset spotlights, power points, underfloor heating, T.V point, upvc double glazed French doors providing access to balcony, door leading to:

**En-Suite Shower Room 7'8 x 4'10 **

Luxury three piece suite comprising large shower unit with drench style showerhead above and separate handheld attachment, vanity wash basin with chrome mixer tap and storage below, push button WC, tiled walls and flooring, underfloor heating, towel radiator, extractor, shaver point, smooth plastered ceiling with inset spotlight.





**Private Balcony **

Own private balcony with wrought iron fencing, providing beautiful views over Salvation Army fields towards the Thames Estuary.

**Bedroom Two 14'10 x 10'5 **

Upvc double glazed windows to side and front, fitted carpet, underfloor heating power points, smooth plastered ceiling with inset spotlights, storage cupboard.

**Bathroom 7'3 x 5'9 **

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

**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 **

The bedroom one photo is from when the property was previously marketed and sold.









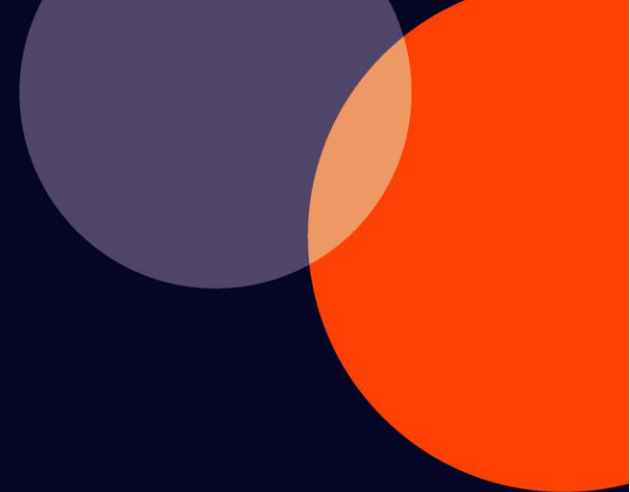
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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

Digital Markets, Competition and Consumers Act 2024.

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