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Estate Agents

* £350,000- £375,000 * SHARE OF FREEHOLD * FANTASTIC GROUND FLOOR APARTMENT * DIRECT ACCESS TO OWN GARDEN * DRIVEWAY TO FRONT WITH ACCESS TO GARDEN * Flat 3 at The Warren is a superb two double bedroom apartment, offering contemporary design, premium finishes and exceptional natural light within one of Hadleigh's most sought-after new developments. Positioned on the ground floor, this impressive home has been thoughtfully designed for modern living, featuring a spacious open-plan kitchen, living and dining area with access to a private garden boasting artificial lawn, perfect for relaxing or entertaining. The apartment also benefits from a luxurious three piece shower room, allocated parking and a share of the freehold. The Warren is an exclusive collection of just 12 beautifully crafted one and two-bedroom apartments, combining elegant architecture with high-specification interiors. Ideally located just moments from Hadleigh High Street, residents can enjoy a fantastic selection of shops, cafés and transport links, alongside the open green spaces of the Essex countryside. Every detail has been carefully considered, from the herringbone Invictus Maximus LVT flooring and Farrow & Ball colour palette to the luxurious carpets in both bedrooms. The bespoke KBD kitchen is finished with quartz worktops, a statement waterfall peninsula and a full range of integrated Neff appliances, including an eye-level oven, combination oven, fridge/freezer, dishwasher and washer dryer. Completing the specification, the stylish bathroom features full-height tiling, premium Duravit sanitaryware and a heated illuminated mirror with integrated charging points, while triple-glazed solar control windows ensure excellent comfort and energy efficiency throughout the year. Ready to view, Flat 3 offers a rare opportunity to acquire a beautifully finished corner apartment in this boutique development.

- Gorgeous ground floor apartment
- Direct access to own rear garden leading to driveway
- Driveway to front with gate leading to garden
- Two double bedrooms
- Stunning three peice shower room
- Impressive fully fitted kitchen lounge diner
- Moments from Hadleigh High Street amenities
- Easy access to A127 and A13 and short walk to Virgin Active Leisure Centre
- Short walk to Hadleigh Castle and Country Park
- No onward chain and 10 year build warranty

Hall Crescent

Hadleigh

£350,000

Price Guide

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Hall Crescent

Frontage
Mail box, hallway leading down to door to:

Hallway
20'5" in length
Smooth ceiling with inset spotlights, key entry system pad, storage cupboard housing the water tank, wall hung radiator, Invictus flooring laid in Herringbone.

Kitchen Lounge Diner
21'11" x 13'4"
Smooth ceiling with inset spotlights. Modern kitchen comprising of; base and floor to ceiling units with a quartz worktop, inset sink and draining grooves, breakfast bar area, Neff four ring induction hob with an extractor fan above, Neff microwave, Neff oven and grill, integrated Neff fridge freezer on a 70/30 split, pan drawers, corner cupboards, huge eaves storage cupboard, double glazed French doors to the rear leading out to:

Own Garden
21'9" x 17'0" > 14'11"
Artificial lawned area, flower bed border, outside lights, gate to side leading to driveway.

Bedroom One
13'5" > 11'5" x 11'5"
Double glazed windows to the front overlooking driveway, radiator, smooth ceiling with a pendant light, carpet.

Bedroom Two
11'7" x 8'10"
Double glazed windows to the front overlooking garden, radiator, smooth ceiling with a pendant light, carpet.

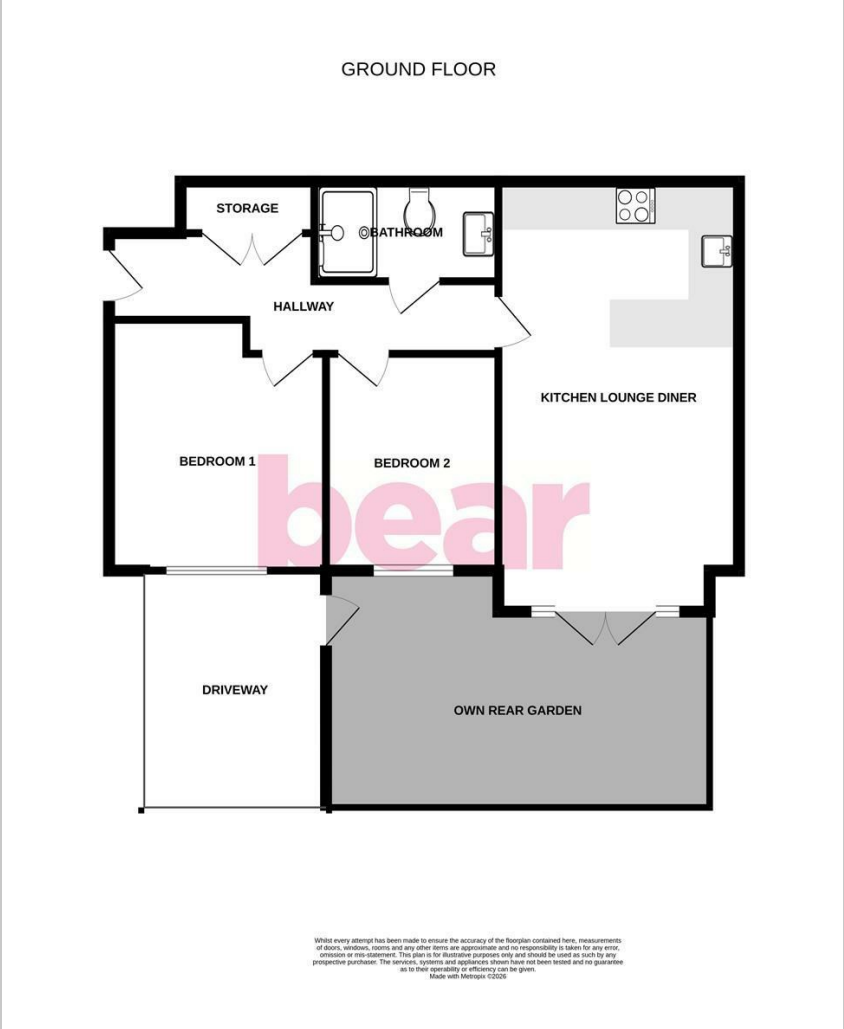
Three Piece Shower Room
9'8" x 3'10"
Smooth ceiling with inset spotlights, double walk in shower with a rainfall head and a shower hose, inset shelf, wall hung vanity unit wash basin, low-level WC, wall hung chrome heated towel rail, extractor fan, fully tiled walls and flooring including a feature wall.

Exterior
Driveway to front, bike and bin stores to rear.

Lease Information
Share of freehold. 999 years remaining on the lease with no ground rent payable.

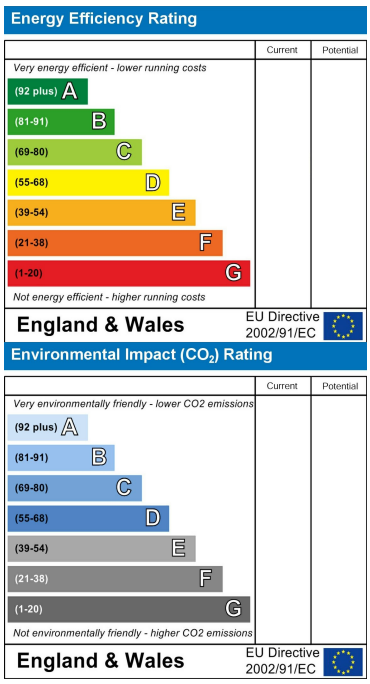
Agents Notes:
Council tax band: D

Floor Plan



Area Map

Energy Efficiency Graph



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk http://www.bearestateagents.co.uk/