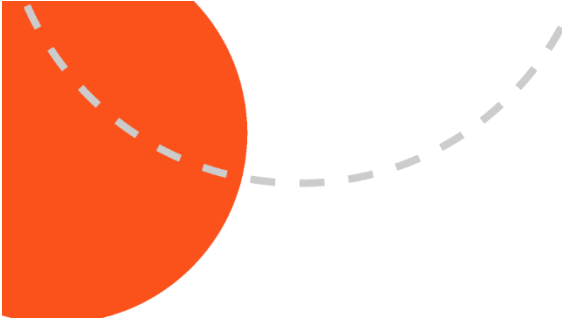




Wilkinson Drop, Oak Road South, Hadleigh, Essex, SS7 2BF
2 bedroom ground floor apartment / Price £215,000 / t. 01702 555888

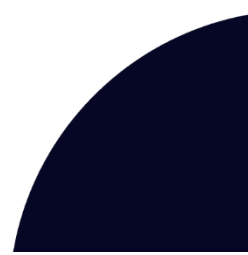
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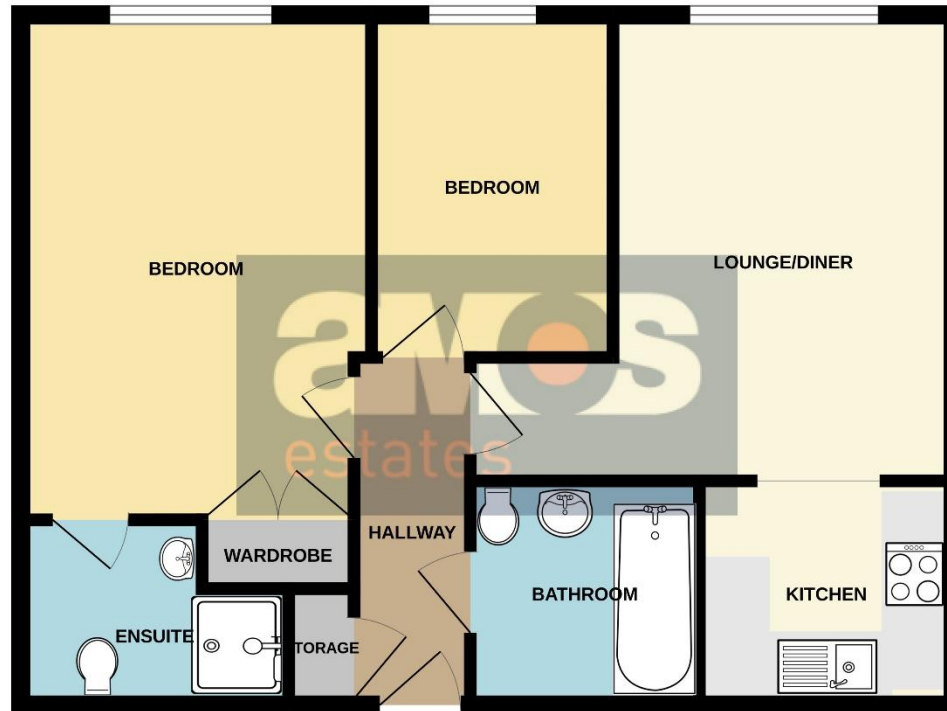
Situated in the ever popular 'Wilkinson Drop' within the heart of Hadleigh is this bright and spacious **two bedroom** ground floor flat presented to a beautiful standard throughout. Having large lounge/diner open plan to a modern fitted kitchen, good size bedrooms, a luxury en-suite shower room to master and further three piece family bathroom suite. Also benefiting from own allocated parking space and further visitors spaces, a long lease in excess of 100 years, secure entry phone system, upvc double glazing throughout and much more.

Ideally located within walking distance of Hadleigh Town Centre, local supermarkets and Hadleigh Castle whilst also having excellent local schools nearby including being with the Hadleigh Infant/Junior and King John school catchments. Transport links via bus routes, major trunk roads, and mainline stations are also within easy access.

Find us on



GROUND FLOOR



**A space to
call home.**

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

- / Immaculate Two Bedroom Ground Floor Flat
- / Large Lounge/Diner
- / Modern Fitted Kitchen
- / Good Size Bedrooms
- / Luxury En-Suite Shower Room To Master
- / Three Piece Family Bathroom Suite
- / Upvc Double Glazed Throughout
- / Long Lease
- / Extremely Popular Development
- / Stones Throw From Hadleigh Town Centre
- / Close To Hadleigh Country Park & Transport Links
- / Own Allocated Parking Space
- / Good School Catchments
- / Viewings Highly Recommended
- / Council Tax Band (B)

Secure communal entrance door leading to communal hallway which in turn leads to private entrance door to:

**Entrance Hall **

Fitted carpet, entry phone system, smooth plastered and covered ceiling with inset spotlights, cupboard housing hot water cylinder and shelving, doors to accommodation off.

**Lounge/Diner 14'4 x 10'5 Plus Door Recess **

Spacious lounge/diner having upvc double glazed window to rear, fitted carpet, power points, T.V point, smooth plastered and covered ceiling with inset spotlights, electric radiator, doorway to:

**Kitchen 8' x 6'5 **

Modern fitted kitchen comprising stainless steel double bowl sink and drainer unit with chrome mixer tap inset into range of square edge worktops with cupboards and drawers beneath and matching eye level units, integrated Whirlpool oven with inset Indesit four ring induction hob above and chimney style extractor over, space and plumbing for washing machine, space for tall fridge/freezer, power points, under cupboard spotlighting, wood effect flooring, smooth plastered ceiling with inset spotlights.

**Bedroom One 14'8 x 10'5 **

Upvc double glazed bay window to rear, fitted carpet, radiator, smooth plastered and covered ceiling, fitted wardrobes, power points, door to:

**En-Suite Shower Room **

Luxury three piece suite comprising enclosed shower cubicle with shower over, wall hung wash basin with chrome mixer tap, push button WC, half tiled walls, laminate flooring, smooth plastered ceiling with inset spotlights, extractor, wall mounted heater.





**Bedroom Two 10'6 x 7'11 **

Upvc double glazed window to rear, fitted carpet, power points, radiator, smooth plastered ceiling.

**Bathroom **

Modern three piece suite comprising panelled bath with chrome controls, wall hung wash basin with chrome mixer tap, low flush WC, half tiled walls, smooth plastered ceiling with inset spotlights, extractor, wall mounted heater, laminate flooring.

**Outside **

The development benefits from well tended communal gardens and own allocated parking space.

**Lease Information **

125 years from 1 January 2004. We are advised the service charge is approximately £1232 per annum and the ground rent is £150 per annum.



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.

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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