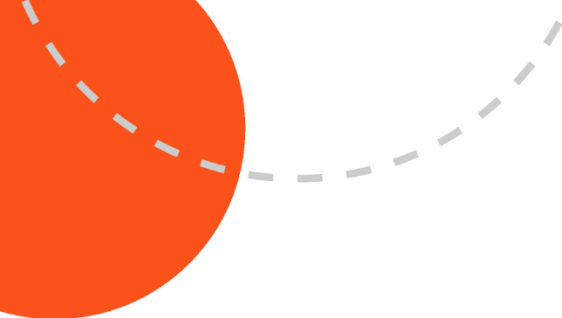




Tower View, 573-575 London Road, Hadleigh, Benfleet, Essex, SS7 2FT
1 bedroom ground floor flat / O.I.E.O £240,000 / t. 01702 555888

amos





A beautifully presented **one bedroom** ground floor apartment, ideally positioned within the striking Tower View development, directly opposite open fields. Finished to an exceptional standard throughout, the accommodation comprises a bright open-plan living area with a stunning fully fitted contemporary kitchen, spacious double bedroom and a luxurious bathroom suite. Further benefits include an allocated parking space within a secure gated car park, a communal bike store, video entry phone system, wet underfloor heating throughout, new build warranty and a long lease with over 115 years remaining.

Situated directly opposite open fields, a short walk from Hadleigh Town Centre with its array of shops, amenities and café's whilst Hadleigh Castle and Hadleigh Country Park are also within easy reach. Transport links via bus routes, Leigh mainline station and major trunk roads are also a short way away. Viewings advised.

Find us on



Approximate total area⁽¹⁾

460 ft²

42.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**A space to
call home.**





Highlights

- \ Beautifully Finished One Bedroom Ground Floor Apartment
- \ Stunning Fitted Kitchen Open Plan To Living Area
- \ Double Bedroom
- \ Luxury Bathroom Suite
- \ Allocated Parking Space Via Secure Gated Car Park
- \ Bike Store
- \ Long Lease
- \ Underfloor Heating Throughout
- \ New Build Warranty
- \ Popular Development
- \ Close To Hadleigh Town & Hadleigh Castle
- \ Transport Links Close By
- \ Viewings Advised
- \ EPC Rating - C
- \ Council Tax Band - B





Secure communal entrance door opening to communal hallway, leading to private entrance door to entrance hall.

**Entrance Hall **

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

**Lounge Open Plan To Kitchen 15'4 x 13'4 **

Sink and moulded drainer unit with chrome mixer tap inset into a range of quartz worktops with high gloss cupboards and drawers beneath and matching eye level units, integrated Bosch oven, inset four ring AEG induction hob with extractor above, integrated dishwasher, integrated washing machine, integrated fridge freezer, Karndean flooring, underfloor heating, smooth plastered ceiling with inset spotlights, TV point, power points, uPVC double glazed windows to rear.

**Bedroom 16'8 x 10'4 **

uPVC double glazed windows to rear, fitted carpet, smooth plastered ceiling with inset spotlights, underfloor heating.

**Bathroom 9'0 x 6'6 **

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



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 of 125 years from 1 September 2020 therefore benefiting from 116 years remaining. We are advised the service charge £120.00 per calendar month. Ground rent is £125.00 payable bi-annually (£250.00 pa).



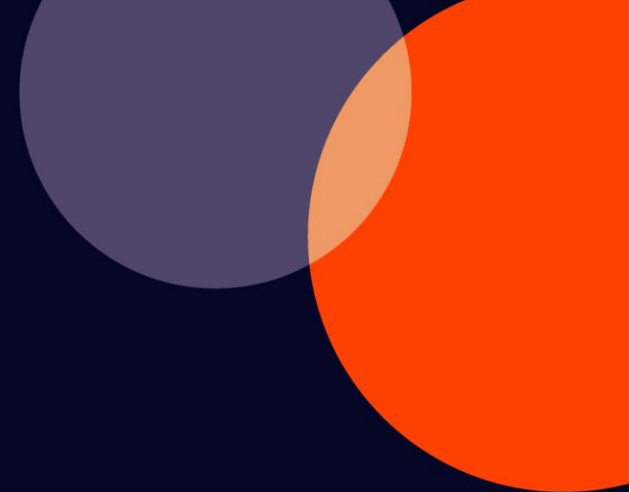
PLEASE NOTE:-

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.

Digital Markets, Competition and Consumers Act 2024.

These details are for guidance only, complete accuracy cannot be guaranteed. For any points which are 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 concerning 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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