



Holbrook House, Church Road, Hadleigh, Essex, SS7 2DG
1 bedroom first floor flat / O.I.E.O. £170,000 / t. 01702 555888

amos



We welcome to the market this immaculately presented **one bedroom first floor flat in the heart of Hadleigh, offered with no onward chain. Boasting bright and spacious accommodation which includes large lounge/diner open plan to luxury fitted kitchen, a double bedroom and modern bathroom suite together with communal gardens, underfloor heating throughout, upvc double glazing and a long lease in excess of 140 years.**

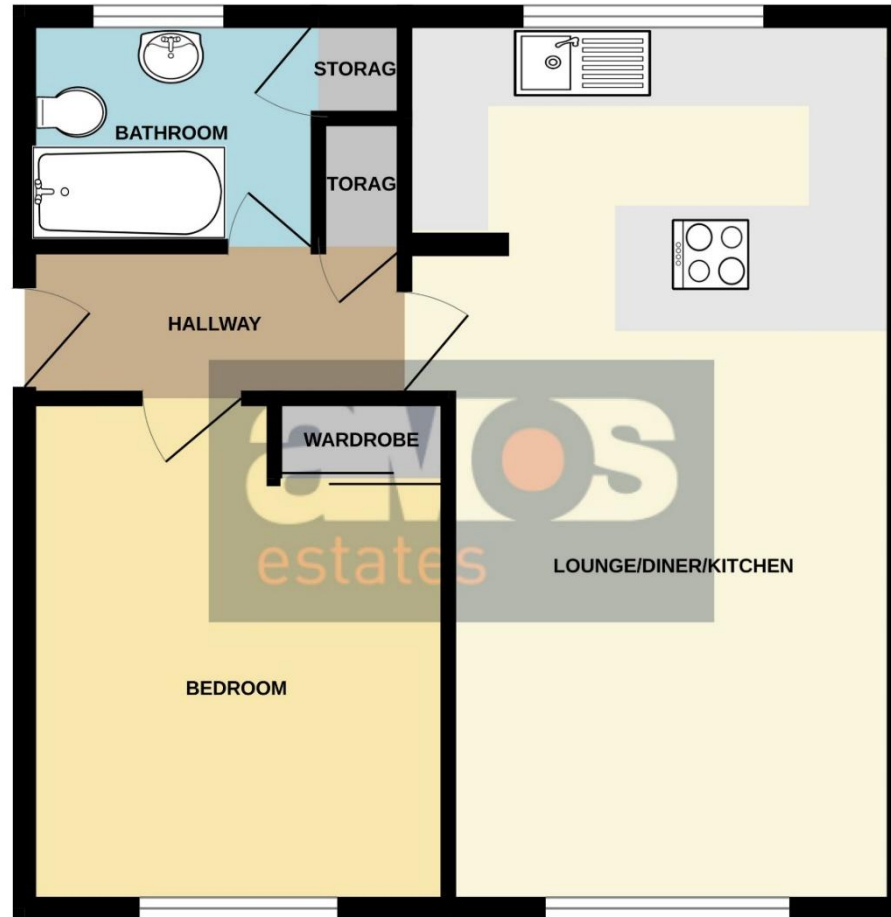
Situated in this convenient location, a stone's throw from Hadleigh Town with its array of shops, cafés and supermarkets whilst also being a short walk from John Burrows playing fields, Hadleigh Castle and The Hollies Doctors. Transport links are also within easy access. Whether you're looking for a savvy investment or a first time purchase this could be perfect for you, call now to book your viewing.

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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

- \ One Double Bedroom First Floor Flat
- \ No Onward Chain
- \ Bright & Spacious Accommodation
- \ Large Lounge/Diner Open Plan To Stunning Kitchen With Integrated Appliances
- \ Modern Bathroom Suite
- \ Underfloor Heating Throughout
- \ Upvc Double Glazing Throughout
- \ Communal Garden
- \ Long Lease In Excess Of 140 Years
- \ Reasonable Annual Charges
- \ Stones Throw From Hadleigh Town Centre
- \ Easy Reach Of Bus Routes, John Burrows Park & Hadleigh Castle
- \ EPC Rating – C
- \ Viewings Advised



Communal entrance door opening to communal hallway with stairs leading to first floor, private entrance door to entrance hall.

**Entrance Hall 9'7 x 3'10 **

Laminate flooring, smooth plastered ceiling, underfloor heating, thermostat control, entry phone system, storage cupboard, doors to accommodation off.

**Lounge Diner Open Plan To Kitchen 23'4 x 12'6 Maximum **

The lounge diner having laminate flooring, underfloor heating, thermostat control, TV point, power points, UPVC double glazed window to front, smooth plastered ceiling. Open planned to luxury fitted kitchen comprising Franke stainless steel sink and drainer unit with chrome mixer tap inset into a range of square edge worktops with high gloss cupboards and drawers beneath and matching eye level units, integrated Beko oven, inset Hoover four ring induction hob, integrated fridge freezer, integrated washer dryer, integrated dish washer, laminate flooring, underfloor hearing, tiled splashbacks, power points, USB charging points, smooth plastered ceiling, UPVC double glazed window to rear.

**Bedroom 12'11 x 10'9 **

UPVC double glazed window to front, fitted carpet, power points, smooth plastered ceiling, underfloor heating, range of mirror fronted fitted wardrobes.

**Bathroom 7'9 x 5'10 **

Modern three piece suite comprising panelled bath with shower over, push button WC, pedestal wash basin with chrome controls, airing cupboard housing hot water cylinder and shelving, UPVC obscure double glazed window to rear, smooth plastered ceiling, tiled flooring, underfloor heating.



**Communal Garden **

To the rear of the block there is a communal garden area enclosed by fencing with rear timber gate.

**Lease Info **

199 years from 1 January 1973 therefore benefiting from in excess of 140 years remaining. We are advised the ground rent is approximately £90 per annum and the service charge is approximately £125 per month.





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).

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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