Brown & Brand

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Aragon Court

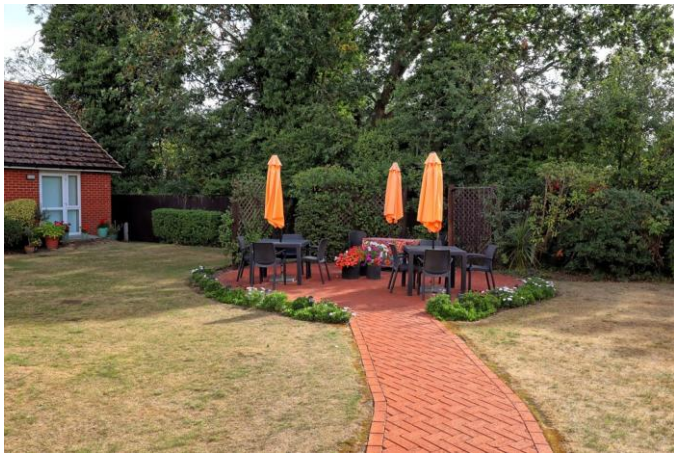
Hadleigh, SS7 2GB

- Two-bedroom retirement apartment
- No onward chain
- Newly fitted Paul Newman kitchen with integrated appliances
- 24-hour Careline system

£155,000

Property Description

Available with no onward chain, this attractive two-bedroom apartment forms part of the popular Aragon Court retirement development in Hadleigh. Situated on the second floor with convenient lift access, the apartment offers a bright and spacious lounge/diner, a recently fitted Paul Newman kitchen with integrated appliances, two well-sized bedrooms and a modern shower room. There is also plenty of built-in storage, making the property both comfortable and practical. Aragon Court offers a range of communal amenities, including a residents' lounge and dining area with kitchen facilities, laundry room, attractive communal gardens and residents' parking. Hadleigh Town Centre is within easy reach, offering a good selection of shops, supermarkets and everyday amenities, with local bus services providing further convenience. The surrounding woodland and nearby Hadleigh Castle also offer pleasant opportunities to enjoy the outdoors. The apartment is further complemented by a lease of 105 years, 24-hour Careline system and on-site development manager. A lovely retirement apartment in a convenient location, which is well worth viewing.



ACCOMMODATION COMPRISES
Approached via a communal entrance with lifts leading to the first and second floors. Once in the lift, the second floor provides access to your own entrance door, located opposite the lift, giving access to:

ENTRANCE HALLWAY
Carpeted flooring. Smooth plastered ceiling. Power points and Emergency pull cord. Built-in storage cupboard housing the electric trip switches and electric meter. Airing cupboard with shelving housing the boiler. Additional large built in storage cupboard.

LOUNGE/DINING ROOM
26' 6" x 10' 7" (8.08m x 3.23m) Carpeted throughout, with smooth plastered walls and ceiling. The room benefits from an emergency pull cord, storage heater and electric fireplace. Generously sized, with ample space for a dining table/area to the rear and a double glazed window overlooking the front of the property. Double doors leading through to:

KITCHEN
7' 6" x 6' 6" (2.29m x 1.98m) Beautifully newly refitted throughout, this modern Paul Newman kitchen offers a range of wall and base units with drawers, all finished with granite-effect worktops and matching splashbacks. Integrated appliances include a Siemens electric oven/grill and separate built-in microwave, along with an induction hob with extractor hood over. Granite-effect single bowl sink with drainer and mixer tap over. Space and plumbing for a freestanding fridge/freezer. Double glazed window. Smooth plastered ceiling with spotlights and LED lighting beneath the wall-mounted units. Wood-effect flooring. Emergency pull cord.

BEDROOM ONE
15' 6" x 9' 3" (4.72m x 2.82m) Spacious double bedroom with smooth plastered ceiling and carpeted throughout. Storage heater. Double glazed window. Built-in wardrobe with hanging rail and shelf over. Emergency pull cord.

BEDROOM TWO
13' 8" x 9' 2" (4.17m x 2.79m) Well-proportioned second bedroom with smooth plastered ceiling and carpeted throughout. Storage heater and emergency pull cord.

SHOWER ROOM
Well-presented, fully tiled shower room comprising shower unit, vanity unit with mirror over and sink with mixer tap. Low-level flush WC. Extractor fan, wall-mounted electric heater and smooth plastered ceiling. Emergency pull cord.

Material Information
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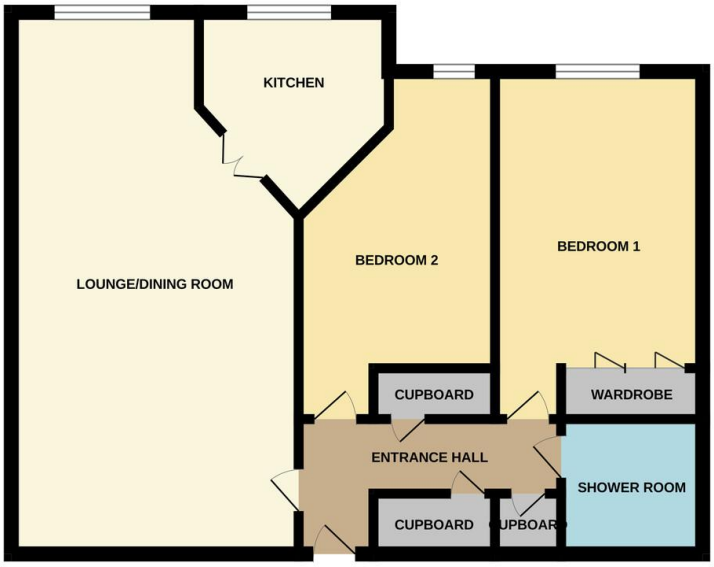
COMMUNAL AREA
Residents can enjoy the use of a spacious communal lounge and dining area overlooking the beautifully maintained gardens, with the lounge also benefiting from a convenient kitchen area.

LAUNDRY ROOM
Communal laundry room with washing facilities available for all residents.

PARKING
Driveway leading to parking area for residents.

MATERIAL INFORMATION
Lease remaining - 105 years
Service charges - £5,478.00 (Per Annum)
Ground Rent - £460 (Per Annum)

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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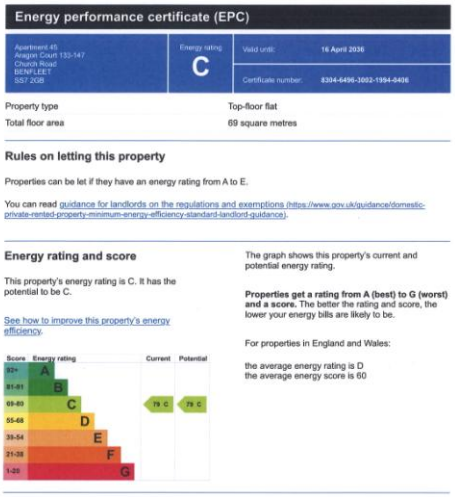

Energy performance certificate (EPC)

Apartment 45 Aragon Court 133-147 Church Road BENFLEET SS7 2GB	Energy rating C	Valid until:	16 April 2036
		Certificate number:	8304-6496-3002-1994-8406

Property type	Top-floor flat
Total floor area	69 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.

Score | Energy rating | Current | Potential
92+ A
81-91 B
69-80 C — 79 C — 79 C
55-68 D
39-54 E
21-38 F
1-20 G

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements