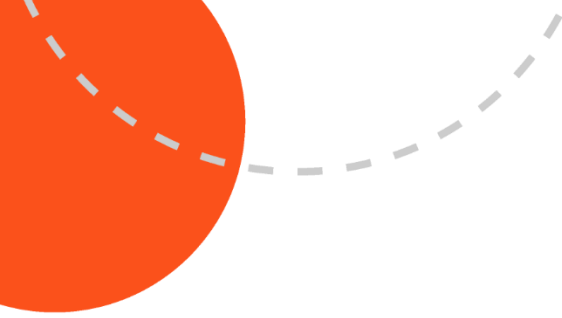




London Road, Hadleigh, Essex, SS7 2BT

1 bedroom second floor flat / £195,000 / t. 01702 555888

amos



Offered with no onward chain is this modern **one bedroom** second floor apartment, ideally situated in the heart of Hadleigh. The well presented accommodation comprises a spacious open-plan lounge/kitchen/diner with access to a private balcony, a good sized bedroom and a modern bathroom suite. The property also benefits from its own allocated covered parking space and a long lease with approximately 118 years remaining.

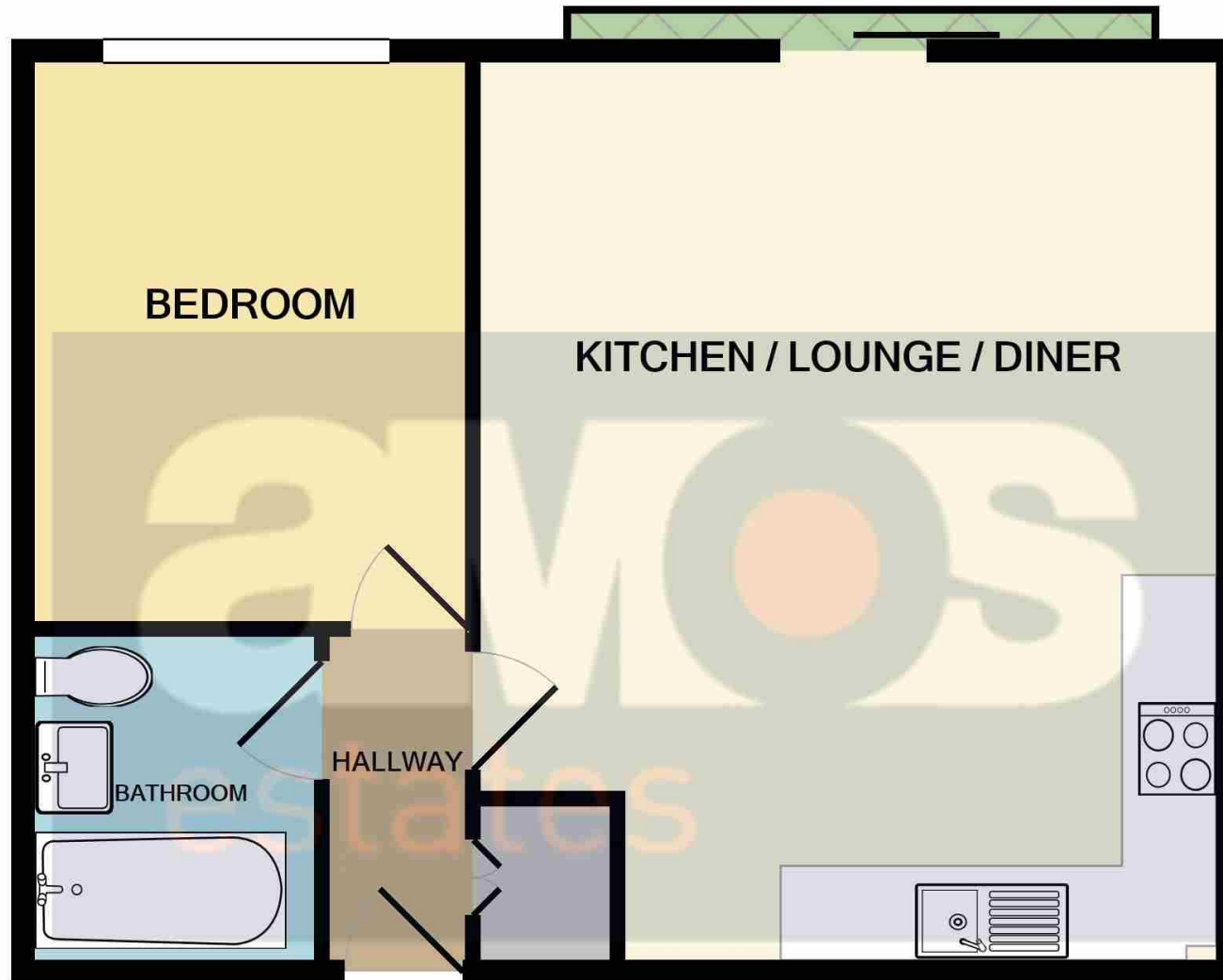
An ideal opportunity for first-time buyers or investors, the apartment is perfectly positioned for convenient access to everything Hadleigh has to offer.

Situated in this highly central Hadleigh town location, the property is just a stone's throw from a wide range of local shops, cafés and supermarkets, whilst Hadleigh Castle, Hadleigh Country Park and surrounding woodland are also within easy reach. Excellent transport links are close by. Viewings advised.

Find us on



**A space to
call home.**



TOTAL APPROX. FLOOR AREA 483 SQ.FT. (44.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

- | **Modern Two Bedroom Second Floor Apartment**
- | **No Onward Chain**
- | **Long Lease**
- | **Own Covered Allocated Parking Space**
- | **Open Plan Lounge/Kitchen/Diner**
- | **Covered Private Balcony**
- | **Modern Bathroom Suite**
- | **Ideal First Time Purchase Or Investment Opportunity**
- | **Central Hadleigh Location**
- | **Stone's Throw From Local Shops, Cafes & Supermarkets**
- | **Transport Links Within Easy Reach**
- | **EPC Rating – B**
- | **Council Tax Band - A**

Secure communal entrance door opening to communal hallway, stairs leading to second floor, private entrance leading to:

**Entrance Hall **

Fitted carpet, entry phone system, storage cupboard with plumbing for washing machine, smooth plastered ceiling with inset spotlights, doors to accommodation off.

**Lounge/Kitchen/Diner 19'3 x 13'3 **

The kitchen comprising modern fitted kitchen comprising stainless steel sink and drainer unit with chrome mixer tap inset into range of square edge worktops with high gloss cupboards and drawers beneath and matching eye level units, integrated oven with four ring gas hob above and chimney style extractor over, space for tall fridge/freezer, wood effect flooring, power points, smooth plastered ceiling with inset spotlights. Open plan to lounge/diner having fitted carpet, power points, T.V point, smooth plastered ceiling with inset spotlights, cupboard housing combination boiler, radiator, double glazed sliding patio doors leading to balcony.

**Bedroom One 11'11 x 9'5 **

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

**Bathroom 6'10 x 5'5 **

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



**Private Balcony **

Private covered balcony with wrought iron surround.

**Lease Info **

125 years from 1 January 2019. Service charge and ground rent TBC.

**Parking **

Own Covered Allocated Parking Space.



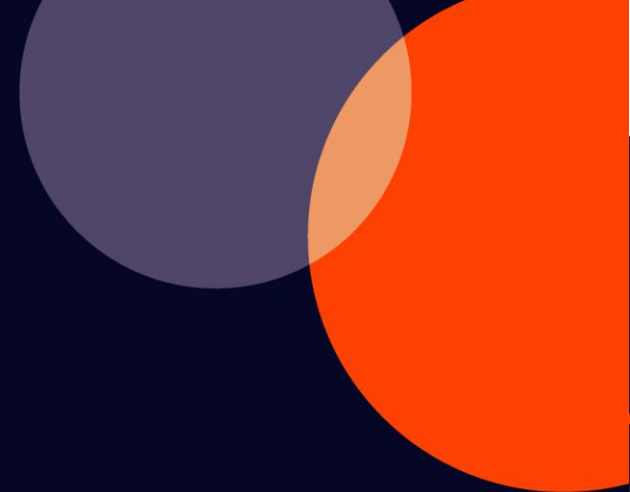
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We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 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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