



Aragon Court, 133-147 Church Road, Hadleigh, Essex, SS7 2GB
1 bedroom ground floor flat / £130,000 / t. 01702 555888

amos



We welcome to the market this larger than average **one bedroom** ground floor apartment in the sought after 'Aragon Court' retirement complex, immaculately presented throughout. Boasting spacious 'L' shaped lounge/diner with doors to patio and communal gardens, well fitted kitchen, double bedroom and wet room together with excellent communal facilities which include large communal lounge with kitchen, residents car park and laundry room. There is also an on-site house manager, 24 hour care line system and a long lease in excess of 100 years.

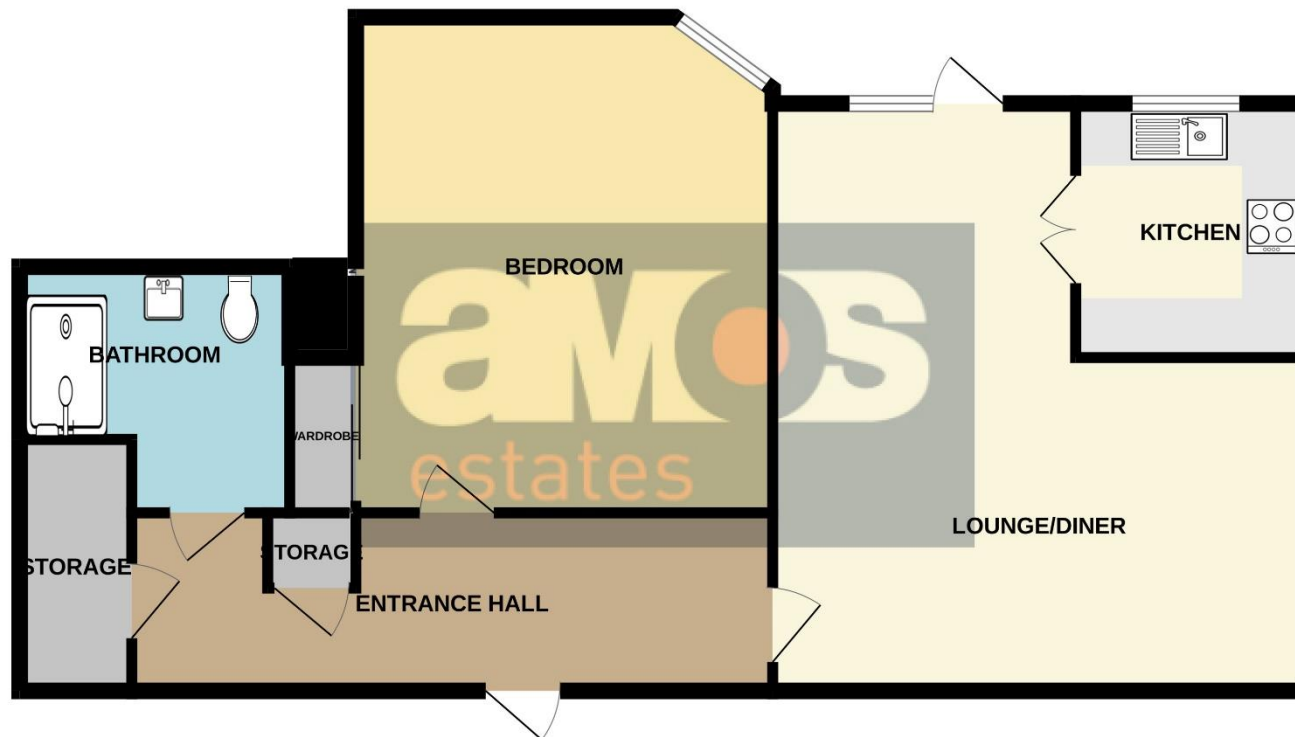
Ideally located a short walk from Hadleigh Town Centre with its array of shops, amenities, supermarket's and bus routes whilst also having local parks, Hadleigh Castle and woodland a short way away. Offered with no onward chain we would advise viewing at your earliest convenience.

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A space to call home.

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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Highlights

- \ Larger Than Average One Bedroom Ground Floor Retirement Flat
- \ Immaculately Presented
- \ No Onward Chain
- \ Long Lease In Excess Of 100 Years
- \ Spacious Lounge/Diner
- \ Well Fitted Kitchen
- \ Large Wet Room
- \ Doors Opening To Gardens
- \ 24 Hour Careline System
- \ Residents Car Park
- \ Communal Laundry Room, Lounge & Kitchen
- \ Guest Suite Available On A Nightly Basis
- \ Viewings Advised



Communal entrance door opening to communal hallway leading to private entrance door opening to entrance hall.

**Entrance Hall 16'6 x 4'10 **

Fitted carpet, power points, 24-hour care line pull cord, smooth plastered and coved ceiling, storage cupboard, further large storage cupboard with shelving and housing consumer unit, electric meter and hot water cylinder, doors to accommodation off.

**Lounge Diner 17'6 x 16'11 L Shaped Maximum Measurements **

Fitted carpet, electric radiator, smooth plastered and coved ceiling, TV point, 24-hour care line pull cord, UPVC double glazed window to rear with door adjacent opening to patio and communal gardens, double doors to kitchen.

**Kitchen 8'11 x 5'8 **

A well fitted kitchen comprising stainless steel sink and drainer unit with chrome mixer tap inset into a range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated AEG oven with four ring AEG electric hob above and extractor over, space for a tall fridge freezer, tiled splashbacks, power points, under cupboard lighting, smooth plastered and coved ceiling, wall mounted heater, 24-hour care line pull cord, UPVC double glazed window to rear.

**Bedroom 15'7 x 9'7 Plus Recess **

UPVC double glazed window to rear, fitted carpet, power points, TV point, smooth plastered and coved ceiling, electric radiator, fitted wardrobes with mirror fronted sliding doors.

**Wet Room 7'7 x 6'11 Maximum **

Large walk in shower area with shower over, vanity wash basin with chrome controls and storage below, push button WC, tiled walls, extractor, wall mounted heater, heated towel radiator, 24-hour care line pull cord, smooth plastered and coved ceiling.







**Communal Facilities **

The complex is in excellent condition and has recently been freshly decorated throughout. There is a large communal lounge area on the ground floor with ample seating and access to resident's kitchen. There is also a resident's laundry room and a guest suite available on a nightly basis.

**Outside & Parking **

To the rear of the development there are well tended attractive communal gardens with a central patio area with seating and there is also a large residents car park on a first come first served basis.

**Lease Info **

The property benefits from a long lease in excess of 100 years (approx. 106 remaining). We understand the service charge is approximately £3412.46 per annum which includes the cleaning and maintenance of the communal areas and gardens as well as buildings insurance, water rates, careline system, house manager and window cleaning. The ground rent is £395 per annum.





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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.

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Hadleigh Office: 319 London Road, Essex SS7 2BN **t:** 01702 555 888 **e:** hadleigh@amosstates.com

Hockley Office: 1A Spa Road, Hockley, Essex, SS5 4AZ **t:** 01702 207 720 **e:** hockley@amosstates.com

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