



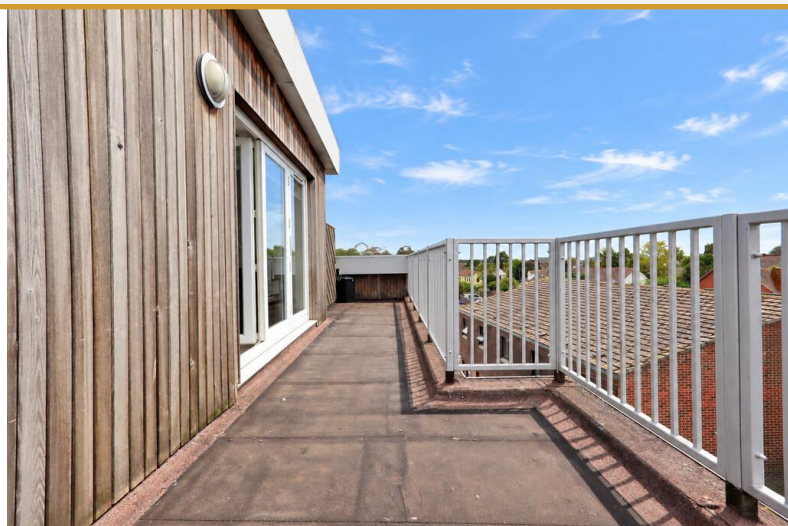
Brown & Brand



Steeplegate
Castle Lane, Hadleigh, SS7 2AF

- Beautiful Two Bedroom Penthouse
- Private Balcony With Thames Estuary Views
- No Onward Chain
- Stones Throw From Hadleigh Town Centre

Offers In Excess Of £275,000





Property Description

Offered with no onward chain, this stunning two-bedroom penthouse apartment is situated in the sought-after 'Steeple Gate', located in the heart of Hadleigh and enjoying panoramic views towards the Thames Estuary.

The property offers a spacious open-plan lounge/diner and fully fitted kitchen with integrated appliances, two double bedrooms, luxury en-suite shower room, further four-piece bathroom and a large private balcony. Further benefits include a stunning communal roof terrace, secure allocated covered parking with remote-controlled gated access, lift, gas central heating and a long lease of over 100 years.





ACCOMMODATION

The accommodation comprises a communal entrance with secure entry phone system and lift providing access to the top floor. A private entrance door opens into:

ENTRANCE HALLWAY

Wooden flooring, wall-mounted entry phone system, wall-mounted thermostat control, two storage cupboards, radiator and smooth plastered ceiling with inset spotlights. Doors leading to:

BEDROOM ONE

12' 4" x 10' 9" (3.76m x 3.28m) Smooth plastered ceiling with inset spotlights, fitted carpet and radiator. Double-glazed French doors provide access to the balcony. Door leading to:

EN-SUITE SHOWER ROOM

Modern three-piece suite comprising WC, vanity sink unit with mixer tap and shower cubicle. Part-tiled walls and tiled flooring.

BEDROOM TWO

12' 5" x 9' 9" (3.78m x 2.97m) Double-glazed window to rear, two radiators, fitted carpet and smooth plastered ceiling with inset spotlights.



BATHROOM

Modern four-piece suite comprising bath with shower attachment, WC, vanity sink unit with mixer tap and shower cubicle. Heated towel rail and smooth plastered ceiling with inset spotlights.

Open-Plan Lounge/Kitchen

22' 5" x 12' 7" (6.83m x 3.84m)

KITCHEN AREA

The kitchen area is fitted with modern wall-mounted and base units with work surfaces over, incorporating a one-and-a-half-bowl stainless-steel sink unit with mixer tap and drainer. Tiled splashbacks, integrated fridge/freezer, washing machine and dishwasher, fitted electric oven with four-ring gas hob and extractor fan above. Cupboard housing the boiler. Wooden flooring.

LOUNGE AREA

The lounge area features fitted carpet, radiator and smooth plastered ceiling with inset spotlights. Double-glazed French doors provide access to the balcony.

BALCONY/ TERRACE

A generous balcony offering ample space for a table and chairs with attractive views over the estuary.





PARKING

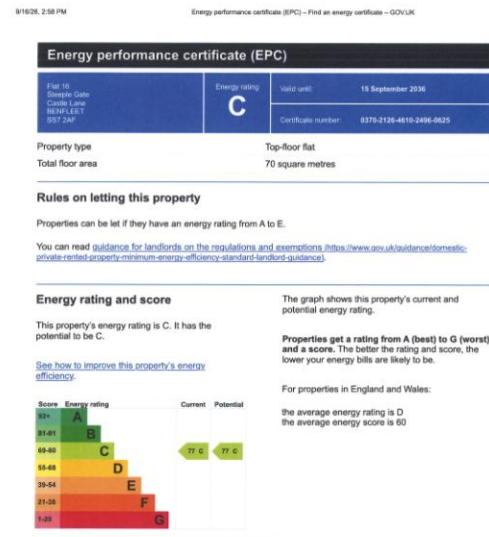
There is an allocated off-street parking space which is gated and secure.

OTHER INFORMATION

Lease Remaining – 105 Years

Service charge - £1,524.50 (includes building insurance)

Ground rent - £200 p/a



GROUND FLOOR
716 sq.ft. (66.6 sq.m.) approx.

