



Cleves Court, 139 London Road, Hadleigh, Essex, SS7 2RA
1 bed second floor retirement apartment / £170,000 / t. 01702 555888

amos



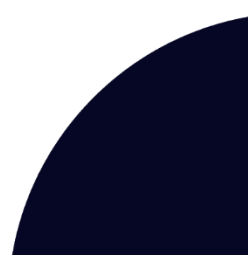
+
Immaculate
Condition



Situated in the ever popular 'Cleves Court' a high quality retirement complex within the heart of Hadleigh, is this good size **one bedroom** second floor apartment. Having large lounge/diner, well fitted kitchen with integrated appliances, double bedroom with fitted wardrobes and a luxury three piece shower room together with communal facilities which include residents lounge, kitchen, laundry room, gardens and car park. Also benefiting from upvc double glazing throughout, 24 hour care line system, on-site house manager and a long lease in excess of 100 years.

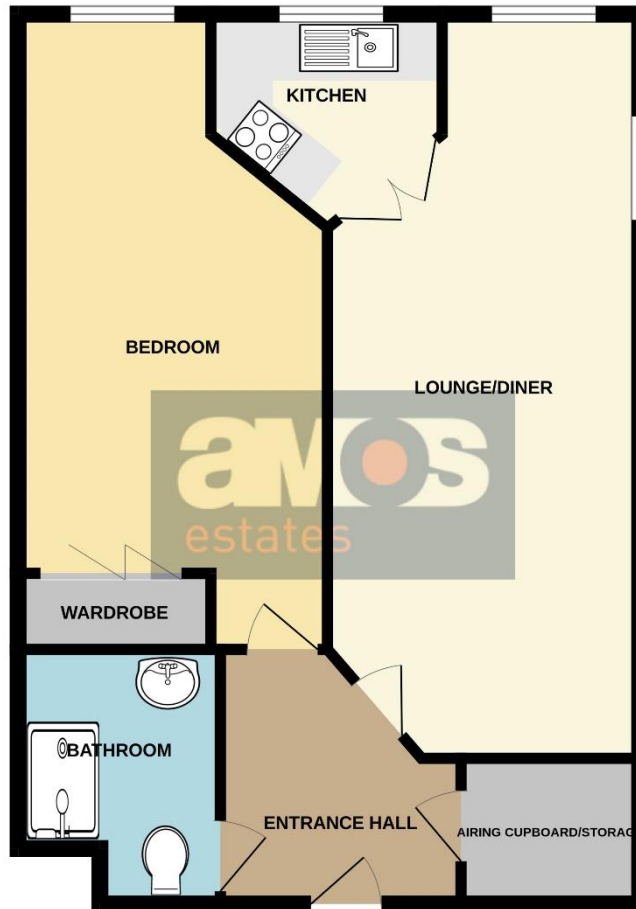
Offered with no onward chain the property is conveniently situated a short stroll from the Town Centre with its array of supermarkets, shops and cafés whilst also having bus routes only a stone's throw away. Hadleigh Country Park and local woodland are also within easy reach. Viewings advised.

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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

- / One Bedroom Second Floor Retirement Apartment
- / Beautifully Presented
- / Large Lounge/Diner
- / Well Fitted Kitchen With Integrated Appliances
- / Double Bedroom With Fitted Wardrobes
- / Luxury Three Piece Shower Room
- / 24 Hour Care Line System
- / On-Site House Manager
- / Communal Lounge & Kitchen
- / Laundry Room
- / Residents Car Park
- / Communal Garden
- / No Onward Chain
- / Long Lease In Excess Of 100 Years
- / Upvc Double Glazing Throughout
- / Convenient Location
- / Close To Shops, Supermarkets And Amenities
- / Bus Routes Close By



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

Entrance Hall \ Wood effect flooring, smooth plastered and coved ceiling, power points, 24 care line pull cord, power points, large storage cupboard housing hot water cylinder and shelving, doors to accommodation off.

Lounge/Diner 19'8 x 10'6 \ An excellent size reception room having upvc double glazed windows to side and rear, fitted carpet, smooth plastered and coved ceiling, electric radiator, power points, T.V point, obscure glazed double doors opening to:

Kitchen 8'2 x 7'4 Maximum Measurements \ A well fitted kitchen comprising stainless steel sink and drainer unit inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated electric oven with microwave above, integrated fridge, integrated freezer, inset four ring electric hob with extractor above, upvc double glazed window to rear, power points, wood effect flooring, tiled splashback, under cupboard lighting, smooth plastered and coved ceiling.

Bedroom One 17'2 Plus Wardrobe Depth x 9'2 Max \ Good size bedroom having upvc double glazed window to rear, fitted carpet, power points, smooth plastered and coved ceiling, electric radiator, range of fitted wardrobes with mirror fronted doors, T.V point.

Shower Room \ A luxury three piece suite comprising large walk in shower unit with drench style shower head above, separate handheld attachment and fold away seat, push button w.c, vanity wash basin with chrome mixer tap and storage below, tiled walls, smooth plastered ceiling, extractor.



Communal Facilities \ The complex benefits from large communal lounge with kitchen area together with residents' laundry room and well tended communal gardens, a guest suite available on a nightly fee basis and parking via a first come first served basis in residents car park.

Lease Info \ The property benefits from having a long lease of approximately 110 years remaining. We understand the service charge is approximately £3392 per annum and the ground rent is approximately £425 per annum.





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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).

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