



Wilkinson Drop, Hadleigh, Essex, SS7

2 Bed First Floor Flat / £210,000 / t. 01702 555888





**A note from
the owner.**

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“Situated in this modern development, a stones throw from Hadleigh High Street is so convenient with its array of shops, restaurants and supermarkets whilst also having Hadleigh Country Park nearby is excellent.”



Offered with no onward chain in the ever popular 'Wilkinson Drop' development is this well presented two bedroom first floor flat having large lounge/diner, modern kitchen, two double bedrooms, en-suite shower room to master and a family bathroom suite. Outside there is an allocated parking space and well tended communal gardens

Situated a stone's throw from Hadleigh Town Centre with supermarkets, amenities and bus routes on hand, Hadleigh Castle and Country Park are also a short distance away together with Benfleet and Leigh Stations within easy reach. Special features include a long lease in excess of 100 years, entry phone system, uPVC double glazing throughout and well maintained communal areas. Viewings essential.

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**A space to
call home.**



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Highlights

- / Lounge 14'04 x 10'05**
- / Kitchen 8'01 x 6'05**
- / Bedroom One 14'07 x 10'05**
- / En-Suite Shower Room**
- / Bedroom Two**
- / Three Piece Bathroom Suite 7'01 x 6'05**
- / Resident/Visitor Parking**
- / Long Lease**
- / No Onward Chain**
- / Well Presented**
- / Ideal Buy To Let Or First Time Purchase**



Lounge \

14'04 x 10'05 (14.27m x 3.06m)

Double glazed window, wood effect flooring, power points, wall mounted heaters, T.V point, smooth plastered and coved ceiling with inset spotlights.

Kitchen \

8'01 x 6'05 (2.44m x 1.84m)

Units to eye and base level, square edge work surfaces, stainless steel one and a quarter bowl sink and drainer unit, integrated hob with cooker below and extractor hood above, wood effect flooring, power points, space for tall fridge/freezer, space and plumbing for washing machine, wood effect flooring, under cupboard lighting, smooth plastered ceiling.

Bedroom One \

14'07 x 10'05 (4.28m x 3.06m)

Double glazed window, fitted carpet, power points, wall mounted heater, smooth plastered ceiling, door to:

En-Suite Shower Room \

Three piece suite comprising shower cubicle with shower over, low level WC, wash basin, part tiled walls, tiled effect flooring, smooth plastered ceiling.

Bedroom Two \

10'06 x 8'00 (3.06m x 2.43m)

Double glazed window, fitted carpet, power points, wall mounted heater, smooth plastered ceiling.



Three Piece Bathroom Suite \

7'01 x 6'05 (2.13m x 1.84m)

Three piece suite comprising tiled bath, low level WC, wash basin, part tiled walls, vinyl flooring.

Outside \

Externally there is an allocated residents parking space, visitor spaces and communal garden area.

Lease Info \

We understand the property benefits from a long lease in excess of 100 years and we understand there is ground rent of £150 per annum and service charge of approximately £100 per month which includes water rates and buildings insurance.

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The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

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