



62 Wilkinson Drop, Oak Road South, Hadleigh SS7 2BG

2 bed top floor flat / £875 pcm / t. 01702 555888

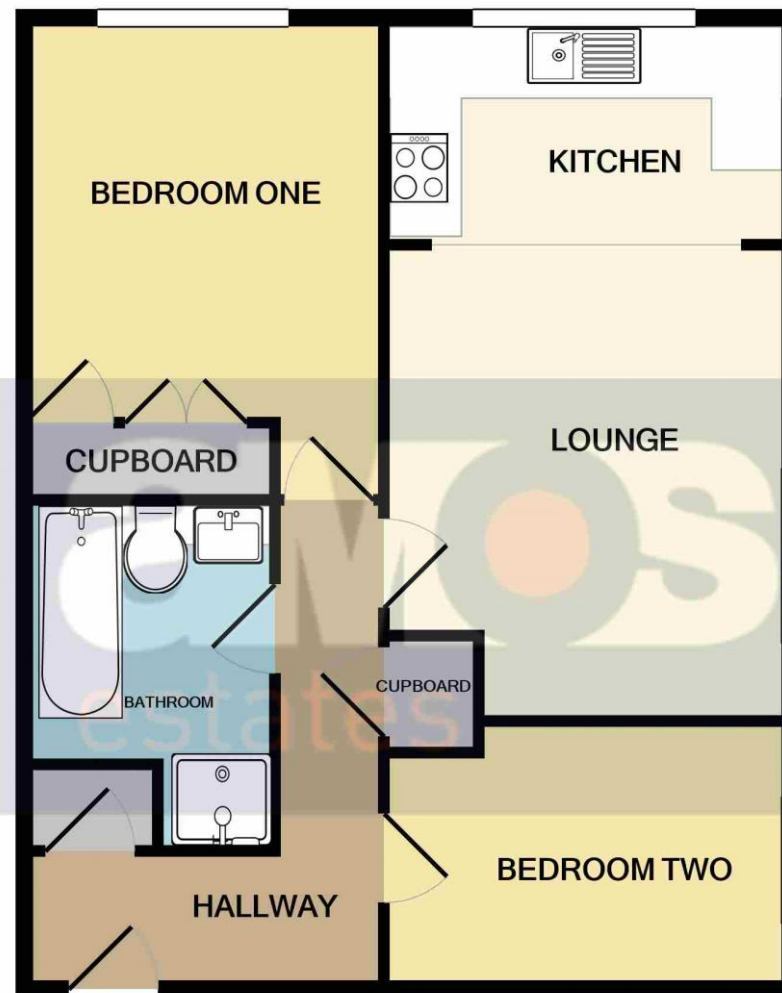
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Amos Estates are proud to present this **two bedroom** penthouse apartment at the popular Wilkinson Drop development in central Hadleigh. Boasting fabulous views over the Estuary and towards Southend on Sea the property offers a lounge with modern kitchen, a luxury four piece bathroom suite, two good size bedrooms, allocated parking and communal gardens. There is a security entry phone system, visitor parking and Water Rates INCLUDED. Available end of June.

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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

- / Top Floor Penthouse Flat**
- / Views Over The Estuary & Surrounding Areas**
- / Lounge/Kitchen 20'2 x 11'5**
- / Bedroom One 14'5 max x 10'11 max**
- / Bedroom Two 11'5 x 7'5**
- / Four Piece Bathroom Suite**
- / Allocated & Visitors Parking Spaces**
- / Water Rates Included**
- / EPC Band C**
- / Sought After Development**
- / Available End Of June**

**Communal Entrance Hall **

Entry phone system, stairs leading to third floor with private solid wood entrance door opening to:

**Spacious L-Shaped Reception Hall **

Fitted carpet, smooth plastered and coved ceiling with inset spot lights, loft access hatch, contemporary style glass panel heater, good size storage cupboard with modern consumer unit, security entry phone system, door opening to good size airing cupboard housing hot water cylinder and shelving. Doors to accommodation off.

**Lounge/Kitchen **

20'2 x 11'5 (6.15m x 3.48m)

Good size reception room having fitted carpet, smooth plastered and coved ceiling with inset spot lights, uPVC double glazed window to rear with southerly aspect over the Thames Estuary, contemporary style glass panel heater. Towards the front of the property is open plan to:

**Kitchen **

Having range of modern base and eye level units, timber effect roll edge work surfaces with inset stainless steel sink and drainer unit with contemporary style mixer tap, brushed steel electric double oven with halogen hob above, brushed steel extractor over with brushed steel back plate, space for fridge/freezer and integrated washing machine, solid oak flooring, under cupboard spot lighting, smooth plastered ceiling with inset spot lights, uPVC double glazed window to front affording views over the Thames Estuary and over surrounding roof tops towards Southend and beyond.





**Bedroom One **

14'5 max x 10'11 max (4.39m x 3.33m)

Excellent size main bedroom having uPVC double glazed window to front with superb views towards the Thames Estuary and over surrounding rooftops towards Westcliff and Southend. Fitted carpet, television point for wall mounted flatscreen tv, range of good size wardrobes, smooth plastered and coved ceiling, contemporary style glass panel heater.

**Bedroom Two **

11'5 x 7'5 (3.48m x 2.26m)

Ample size second bedroom having fitted carpet, uPVC double glazed window to side with south facing views over surrounding rooftops towards the Thames Estuary, contemporary style glass panel heater, smooth plastered ceiling.



**Bathroom **

Good quality four piece suite comprising recessed shower cubicle with plastic mouldings with chrome mixer tap and shower attachment, panelled bath, wall hung wash basin, concealed cistern WC with display shelf above, vinyl flooring, half tiled walls with glass mosaics, smooth plastered ceiling, extractor fan, inset spot lights.

**Outside **

Allocated off street parking space and additional visitors spaces. Communal gardens.

**Available End Of June \ Full Referencing Required \ EPC Band C **





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