



1 Tower View, London Road, Hadleigh, SS7 2EB

3 bed penthouse / Guide Price £2,250 – £2,400 pcm / t. 01702 555888

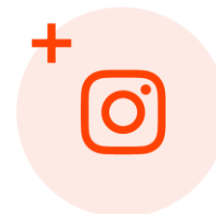
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GUIDE PRICE £2,250 - £2,400 PCM. This beautiful **three bedroom duplex penthouse apartment is situated at the top of the prestigious 'Tower View' development and offers luxury living being designed and finished to an exceptional standard.**

Situated directly opposite open fields owned by the Salvation Army it commands far reaching views across the Thames Estuary and beyond. Having bright and spacious accommodation over two floors comprising a stunning lounge/diner incorporating a fully fitted Milano Wren range kitchen with Neff cooking appliances and Quartz worktops, bespoke bathrooms, spacious bedrooms together with private south facing sun balconies and further private sun terraces. Special features include high quality video entry phone system, residents car park with electronic security gates, lift, bi-folds, underfloor heating & plenty more.

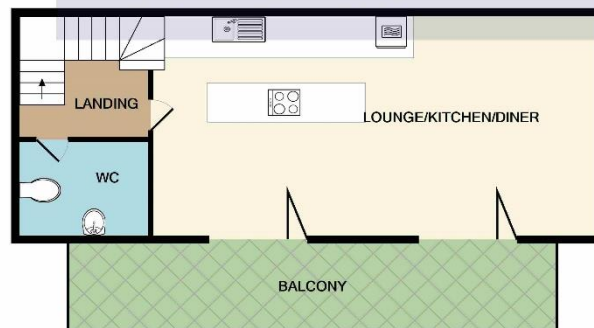
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**A space to
call home.**



GROUND FLOOR
APPROX. FLOOR
AREA 964 SQ.FT.
(89.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 490 SQ.FT.
(45.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1454 SQ.FT. (135.1 SQ.M.)

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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 Large Bedrooms



Highlights

- / Lounge/Diner/Luxury Kitchen 24'10 x 15'10
- / Sun Balcony 26'3 x 5'8
- / Cloakroom
- / Bedroom One 18'3 x 18'0 L-Shaped max
- / En-Suite Bathroom 13'1 x 12'7
- / Bedroom Two/Reception Room 22'3 max x 14'3
- / Bedroom Three 16'0 x 15'6 L-Shaped maximum measurements
- / Large Sun Terrace
- / Mechanical Extractor System
- / Wet Underfloor Heating
- / Hadleigh/Leigh Borders
- / Stunning Views
- / Close To Hadleigh Town Centre
- / Two Allocated Parking Spaces
- / Viewings Advised

Communal entrance door leading to stairs and lift providing access to the property with private entrance door to:

Entrance Hall /

Karndean flooring, smooth plastered ceiling with inset spot lights, video entry phone system, wall mounted thermostat control, power points, utility cupboard with plumbing for washing machine and condenser tumble dryer, further under stairs storage cupboard, carpeted stairs with timber balustrade leading to top floor accommodation, with doors to the accommodation.

Bedroom One /

18'3 x 18'0 L-Shaped maximum measurements (5.56m x 5.48m)

Fabulous master suite having uPVC double glazed windows to front with stunning views over Salvation Army fields across the Thames Estuary, fitted carpet, power points, underfloor heating, tv point for wall mounted flatscreen tv, smooth plastered ceiling with inset spot lights.

En-Suite Bathroom /

13'1 x 12'7 (3.98m x 3.83m)

Bespoke four piece suite comprising freestanding elevated bath with separate hand held attachment and LED lighting surrounding, his and hers vanity wash basins with storage below and touchscreen light up mirrors above, large walk in shower cubicle with drench style shower head over and separate hand held attachment, push button WC, ladder style heated towel radiator, tiled walls, smooth plastered ceiling with inset spot lights, wood effect flooring, extractor fan.

Bedroom Two/Reception Room /

22'3 max x 14'3 (6.78m x 4.34m)

Another excellent size room which could be used for a variety of purposes having uPVC double glazed windows to front providing stunning far reaching views over Salvation Army fields towards the Thames Estuary, fitted carpet, power points, smooth plastered ceiling with inset spot lights, under floor heating.

Bedroom Three /

16'0 x 15'6 L-Shaped maximum measurements (4.87m x 4.72m)

Fitted carpet, under floor heating, power points, smooth plastered ceiling with inset spot lights, uPVC double glazed windows to side.







 Bespoke
Bathrooms

Bathroom /

Luxury three piece suite comprising panelled bath with chrome controls and shower over, wall hung vanity wash basin with chrome mixer tap and storage below, push button w.c, tiled walls and floor, ladder style heated towel radiator, shaver point, smooth plastered ceiling with inset spot lights, extractor fan.

Landing /

Continuation of fitted carpet, power points, smooth plastered ceiling, door to WC and door to:

Lounge/Diner/Luxury Kitchen /

24'10 x 15'10 (7.56m x 4.82m)

Beautifully presented reception room incorporating Daikin Inverter Air Conditioning, Luxury fitted Milano Wren range kitchen comprising Blanco double bowl sink with waste disposal and filtered water inset into a range of quartz work tops with cupboards and drawers beneath with matching eye level units, two integrated wine chillers, integrated Neff double ovens with integrated Neff warming tray below, integrated fridge/freezer, integrated Neff dishwasher, smooth plastered ceiling with inset spot lights, tiled flooring, under floor heating, air conditioning unit, thermostat control, power points, tv point, inset Neff five ring induction hob with extractor above. The reception area has double glazed bi-folding doors to:

Sun Balcony /

26'3 x 5'8 (8.00m x 1.72m)

Good size private sun terrace affording breath taking views over Salvation Army fields, the Thames Estuary and beyond, outside lighting.

Cloakroom /

Modern two piece suite comprising push button w.c, wall hung vanity wash basin with chrome mixer tap and storage below, tiled walls and floor.





Outside /

There are two allocated parking spaces.

Sun Terrace /

The penthouse benefits from a huge private sun terrace at the rear of the property.

**Available Immediately \ Full Referencing Required \ No Pets
As Per Lease \ EPC Band B **



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

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