



23 Aragon Court, Church Road, Hadleigh, SS7 2GB

1 bed retirement flat / £800 pcm / t. 01702 555888

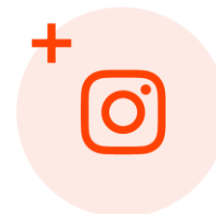




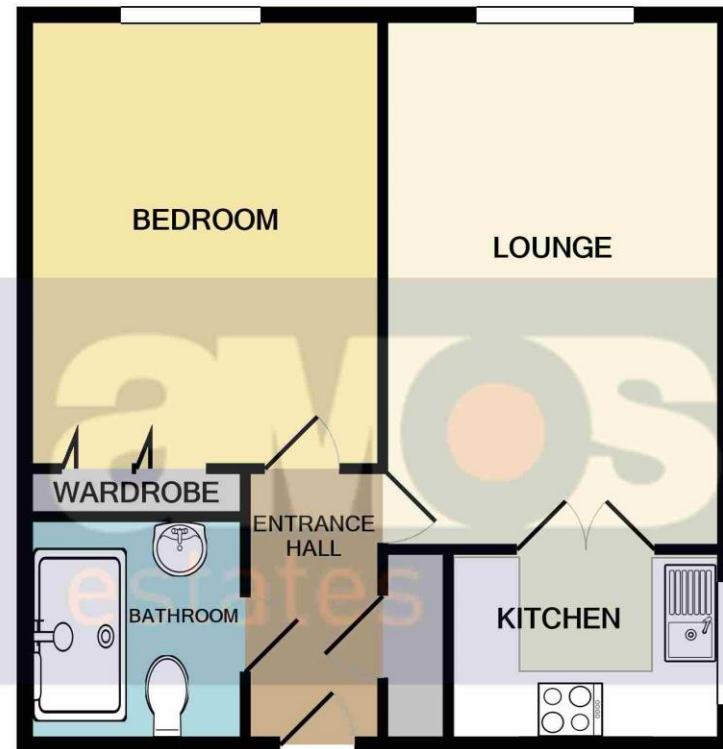
A beautifully presented **one bedroom** retirement apartment situated on the first floor of this sought after complex with lovely views over the communal gardens. Having large lounge with doors opening to fully fitted kitchen, double bedroom with fitted wardrobe and an immaculate three piece shower room. Special features include on-site house manager, 24 hour careline system, communal lounge, gardens, laundry room and residents car park.

The property is ideally located for local shops, amenities, supermarkets and bus routes whilst also being within easy access of Leigh-On-Sea. Viewings Advised.

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**A space to  
call home.**



**TOTAL APPROX. FLOOR AREA 462 SQ.FT. (42.9 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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## Highlights

- / Lounge 16'10 x 10'4**
- / Kitchen 7'6 x 5'9**
- / Bedroom 13'8 x 9'5**
- / Shower Room 6'10 x 5'7**
- / Communal Gardens**
- / Communal Laundry Room**
- / Communal Living Room/Kitchen**
- / 24 Hour Careline System**
- / Residents Car Park**
- / On Site House Manager**
- / Ideally Located For Local Shops & Bus Routes**
- / Available End Of September**

Communal entrance door providing access to stairs and lift leading to first floor with private entrance door to:

### **Entrance Hall \**

Fitted carpet, smooth plastered and coved ceiling, 24 hour careline pullcord, electric radiator, power points, storage cupboard housing shelving and hot water cylinder, doors to accommodation off.

### **Lounge \**

16'10 x 10'4 (4.9m x 3.16m)

UPVC double glazed window providing pleasant outlook over communal gardens, fitted carpet, electric radiator, power points, TV point, 24 hour careline pullcord, doors to kitchen.

### **Kitchen \**

7'6 x 5'9 (2.31m x 1.79m)

Well fitted kitchen comprising stainless steel sink and drainer unit inset into a range of roll edge worktops with cupboard and drawers beneath and matching eye level units, integrated electric oven, inset four ring electric hob with extractor over, integrated fridge, integrated freezer, uPVC double glazed window to side, 24 hour careline pullcord.

### **Bedroom \**

13'8 x 9'5 (4.2m x 2.89m)

Fitted carpet, power points, 24 hour careline pullcord, telephone point, electric radiator, uPVC double glazed window providing pleasant outlook over communal gardens, range of fitted wardrobes with mirror fronted doors.

### **Shower Room \**

6'10 x 5'7 (1.85m x 1.73m)

Three piece suite comprising shower cubicle with tiled surround and shower over, push button W.C, vanity wash basin with storage below, vinyl flooring, 24 hour careline pullcord, smooth plastered and coved ceiling, electric radiator, extractor fan.



## Communal Facilities \

### Residents Lounge \

The apartments in this development benefit from a large communal lounge area on the ground floor with ample seating and access to residence kitchen. There is also a resident's laundry room.

### Outside \

To the rear of the property there are well tended attractive communal gardens with a central patio area with seating and is a residents car park.

**Available End Of September \ Full Referencing Required \  
No Pets Allowed \ EPC Band C \**





Aragon Court

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