

**HADLEIGH \ £199,995**

**Bramley Court, London Road, Hadleigh, Essex, SS7 2EA**



**Secured on a long lease of 190 years with low maintenance charges is this spacious two bedroom top floor flat with beautiful views over The Salvation Army Fields towards the Thames Estuary. The property has a good size lounge, modern fitted kitchen, utility room and a three piece bathroom suite together with a communal garden and communal parking.**

Situated in this popular location within easy access of Hadleigh Town Centre, Leigh Station, local shops, amenities and bus routes this is a rare opportunity to purchase this realistically priced property, viewings essential.

**Call 01702 555888 to find out more...**

Quote Ref: EAH5608

**Nº of bedrooms** 2

**Style of property** Top Floor Flat

**Parking** Communal Parking

**Garden** Communal Garden

- Residential
- Commercial
- Lettings
- Financial

Making property personal since 1972

**Spacious Two Bedroom Top Floor Flat \ Lounge 13'2 x 11'3 \ Kitchen 13' x 7' \ Utility Room 6'3 x 5'2 \ Bedroom One 16'3 x 8'7 \ Bedroom Two 9'3 x 9'2 \ Modern Three Piece Bathroom \ Communal Gardens \ Communal Parking \ Views Over The Salvation Army Fields Towards The Thames Estuary \ Short Distance From Hadleigh Town Centre & Hadleigh Castle \ Easy Access Of Leigh Station And Leigh Broadway \ Close To Amenities, Local Schools And Bus Routes \ Low Maintenance Charges \ Long Lease \ Viewings Advised**

Accommodation Comprises \

Communal entrance door with entry phone system leading to communal stairs which in turn leads to entrance door opening to:

**Entrance Hall \**

Good size entrance hall having fitted carpet, telephone point, storage cupboard, radiator, loft access hatch, doors to accommodation off.

**Lounge 13'2 x 11'3 (4.01m x 3.43m) \**

Good size lounge having UPVC double glazed window to front providing beautiful views over Salvation Army fields towards the Thames Estuary, recess providing storage, radiator, TV point for wall mounted flatscreen television, wall mounted thermostat control, power points, door to utility and doorway to kitchen.

**Kitchen 13' x 7' (3.96m x 2.13m) \**

Modern fitted kitchen comprising stainless steel sink and drainer unit inset into a range of square edge work surfaces with white high gloss cupboards and drawers beneath and matching eye level units, space and plumbing for dishwasher, space for tall fridge freezer, wood effect flooring, integrated 'Neff' electric oven, inset four ring 'Neff' gas hob, power points, breakfast bar facility, under cupboard lighting, radiator, door leading to communal area therefore having two entry's to the flat, UPVC double glazed window to front providing beautiful views over Salvation Army fields towards the Thames Estuary.



### **Utility Room 6'3 Into Door Recess x 5'2 (1.91m Into Door Recess x 1.57m) \**

Further expanse of square edge worktop with white high gloss cupboards above and beneath, space and plumbing for washing machine, wood effect flooring, power points.

### **Bedroom One 16'3 x 8'7 (4.95m x 2.62m) \**

Excellent size master bedroom having UPVC double glazed window to rear providing views over surrounding neighbourhood towards Belfairs woodland, TV point, radiator, power points, fitted carpet.



### **Bedroom Two 9'3 x 9'2 (2.82m x 2.79m) \**

Another good size bedroom having UPVC double glazed window to front providing beautiful views over Salvation Army fields towards the Thames Estuary, fitted carpet, radiator, power points, storage cupboard.



### **Bathroom \**

Modern three piece suite comprising panelled bath with shower over, vanity wash basin, push button w.c, attractive tiled floor and walls, ladder style heated towel radiator.

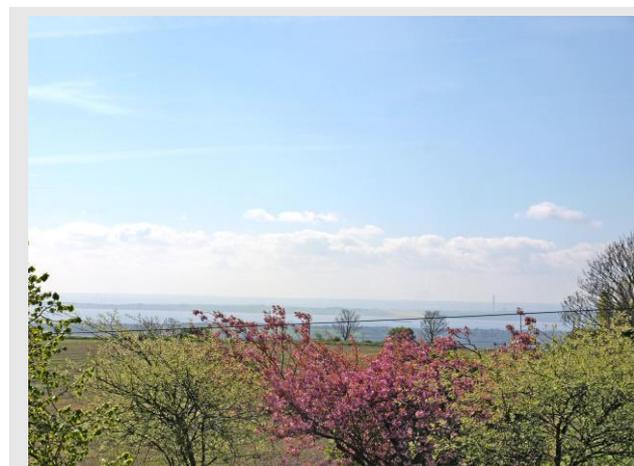
### **Outside \**

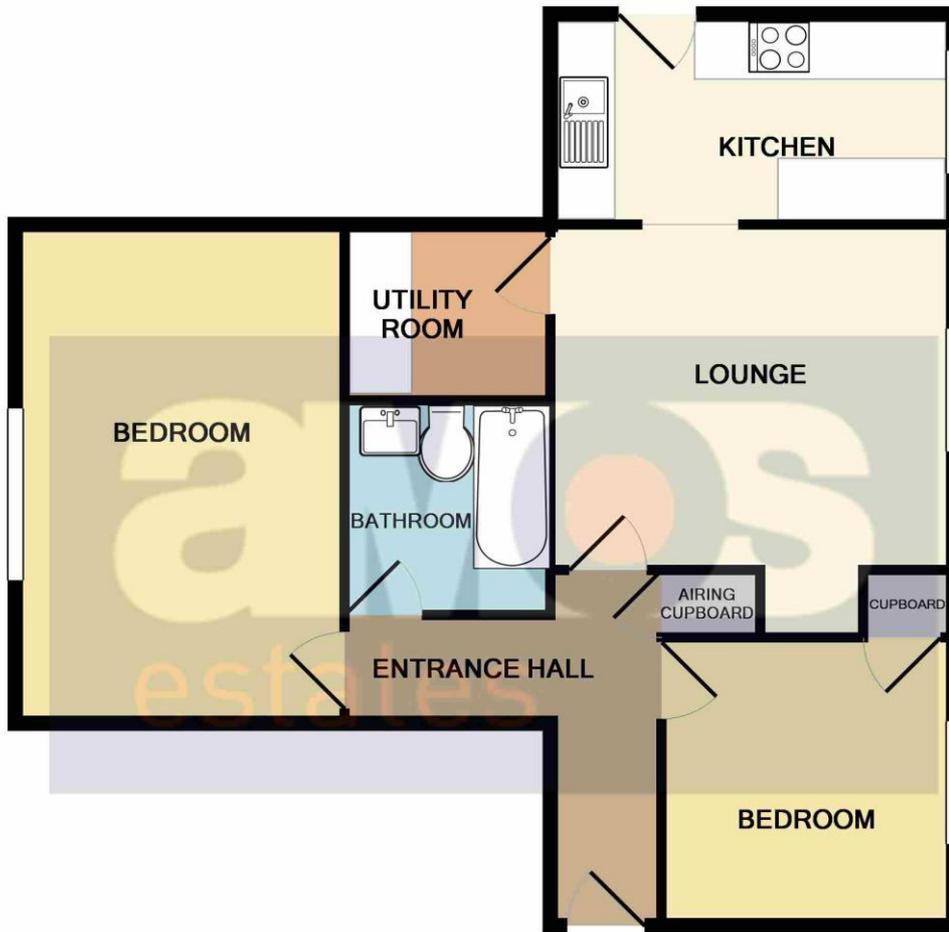
Communal gardens to rear and plenty of communal parking



### **We Understand-**

There is lease of 190 years remaining.  
The service charge is approximately £656 per annum  
The ground rent is £10 per annum.





TOTAL APPROX. FLOOR AREA 650 SQ.FT. (60.3 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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**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).**

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