



London Road, Hadleigh

CALLING ALL INVESTERS: Castle Estate Agents are pleased to offer for sale this delightful two bedroom first floor apartment with views over the Salvation Army land towards the sea. this property is situated in a convenient location within easy access to Leigh on sea station.

- 2 Bedrooms
- Share of freehold
- Garage
- Chain free
- Gas central heating
- 1st Floor
- Sea views
- Off street parking
- Walk to Leigh on sea station
- Double glazed

£204,995 Share of Freehold

Front aspect

Security entrance door to communal entrance hall, stairs leading to first floor. Own hardwood entrance door to;

Hallway

Two built in storage cupboards, textured ceiling, power point, entry phone system, doors off to all rooms, spot lights.

Lounge 18'4" by 11'8" (5m 59cm x 3m 56cm) Max

Double glazed box bay window to front aspect with views over open farmland and towards the sea, radiator, smooth plaster ceiling, power points, wall mounted thermostat, Spot lights, open to lounge.

Kitchen 8'2" by 6'2" (2m 49cm x 1m 88cm)

Comprising a range of fitted eye and base level units with work surfaces over, inset stainless steel sink unit with mixer tap, built in stainless steel oven, four ring gas hob and over extractor fan, space and plumbing for washing machine, space for fridge/freezer, laminate flooring, part tiled walls, power points.

Bathroom

Three piece White suite comprising close coupled W.C, hand wash basin with mixer taps, mixer tap and shower attachment, fully tiled walls, radiator, tiled floor, extractor fan, textured ceiling, spot lights, heated towel rail..

Bedroom 1 13'3" by 9'4" (4m 4cm x 2m 84cm)

Double glazed window to rear aspect, radiator, textured ceiling, power points.

Bedroom 2 9'4" by 8'4" (2m 84cm x 2m 54cm)

Double glazed window and door to rear aspect leading to balcony, storage cupboard housing the wall mounted boiler, radiator, power points.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

Outside

Communal front and rear gardens.

Parking and garage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B	83	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.