



STUART THOMAS
ESTATES



- GROUND FLOOR RETIREMENT FLAT
- HADLEIGH CENTRE LOCATION
- 24 HOUR APPELLO EMERGENCY CALL SYSTEM
- ▲ RESIDENTS LOUNGE

Flat 1 Cleves Court, 139 London Road, Hadleigh, Essex , SS7 2RA

Guide Price £155,000

1 bedroom ground floor retirement flat situated in the popular Cleves Court just a stones throw from Hadleigh Town Centre with residents lounge, laundry room and communal gardens. The flat has a 24 hour Appello emergency call system as well as a guest suite for visitors. NO ONWARD CHAIN.



Property Description

HALL

Entrance into the hallway with large cupboard providing storage and hot water cylinder with electric immersion heater and electric meters. Emergency intercom and security door entry system. Emergency pull cord. Carpet.

LOUNGE/DINER

19' 04" x 10' 11" (5.89m x 3.33m) A nice sized lounge with room for a dining table. Patio door to communal gardens. Electric night storage heater. Emergency pendant. Carpet.

KITCHEN

7' 04" x 4' 5" (2.24m x 1.35m) The kitchen comprises a range of light wood effect base and eye level units with granite effect work surfaces over and stainless steel sink. AEG 4 ring electric hob with extractor fan over. Integrated eye level oven with integrated microwave over. Integrated fridge and freezer. Double glazed window to front.

BEDROOM

13' 03" x 9' 02" NARROWING TO 5'04" (4.04m x 2.79m) Built in wardrobe with mirrored sliding doors and hanging rail and shelves. Electric night storage heater. Double glazed window to the front. Carpet.

SHOWER ROOM

Tiled to all visible walls there is a large walk in shower with mains shower. Hand wash basin set into a light wood effect vanity unit. Close coupled WC. Light coloured vinyl flooring. Emergency pull cord. Extractor fan. Heated towel rail. Shaver point.

GENERAL INFORMATION

The development offers a resident's lounge as well as laundry





room and guest suite which can be hired for visitors wishing to stay overnight. There are also communal gardens for the residents to enjoy. Residents must be over the age of 60 years or couples where one is over the age of 60 years and the other over the age of 55 years.

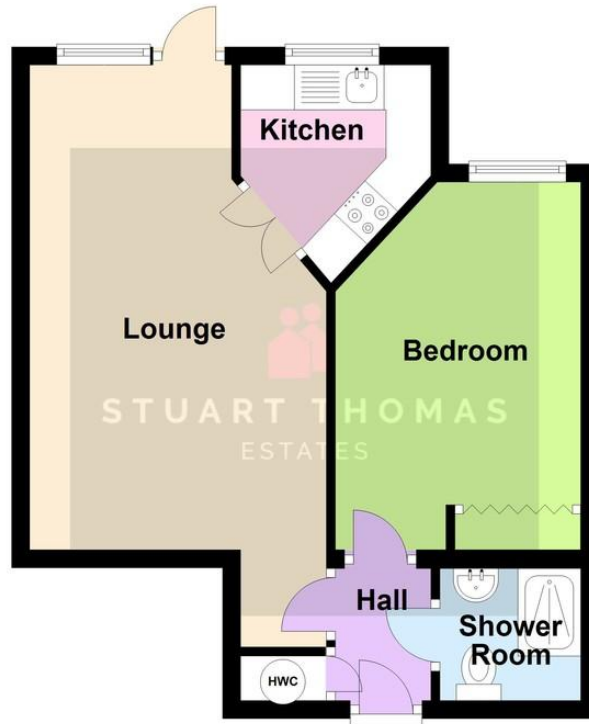
The lease is 125 years from 2008.

Annual service charge is £2,838.52 and annual ground rent £425.00.

The development benefits from a lift.



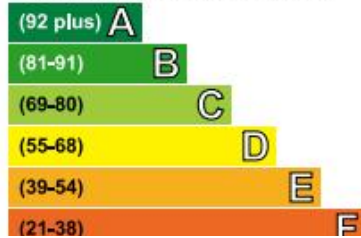
Ground Floor



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied upon.
Plan produced using PlanUp.

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
79	80

294 Kiln Road, Benfleet, Essex,
SS7 1QT

stestates.co.uk
01702 558110
info@stestates.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements