



STUART THOMAS  
ESTATES



- SOUGHT AFTER DEVELOPMENT
- SOUTH FACING LOUNGE/DINER
- FITTED KITCHEN
- COMMUNAL LOUNGE

19 Cleves Court , London Road, Hadleigh, Benfleet, Essex , SS7 2RA

£180,000

In this SOUGHT AFTER DEVELOPMENT in the heart of Hadleigh Town Centre and therefore within easy walking distance of all local amenities is this ONE BEDROOM FIRST FLOOR FLAT with LIFT ACCESS. South facing LOUNGE/DINER and BEDROOM. 24 hour CARE LINE. NO ONWARD CHAIN.



## Property Description

### ENTRANCE HALL

Entrance door with a spyhole leads to the entrance hall.  
Room thermostat. Large storage cupboard.

### LOUNGE/DINER

Double glazed window to the front. Electric heater. Feature fireplace with an electric pebble fire. Coving.

### KITCHEN

Fitted with units at eye and base level with work surfaces over. Single drainer stainless steel sink unit with a mixer tap over. Built in oven hob and extractor cooker hood. Double glazed window to the front. Coving.

### BEDROOM

Double glazed window to the front. Electric heater. Coving.  
Mirrored wardrobes.

### SHOWER ROOM

Low level wc, vanity wash basin with a cupboard under and a double shower cubicle. Fully tiled to all visible walls. Heated towel rail. Extractor fan.



### PARKING

Non allocated parking.

### COMMUNAL GARDENS

To the front and side of the property.

### GENERAL

Tenure Leasehold

125 Year lease from 01/-1/2008



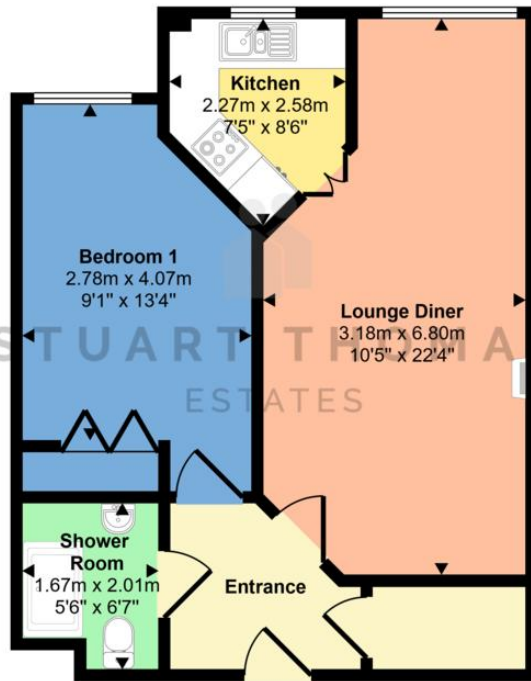
Ground Rent £212.50  
Payable every 6 months

Service Charge  
£1683.33 Payable every 6 months

Castle Point Borough Council  
Council Tax Band B



Approx Gross Internal Area  
47 sq m / 504 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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