



stuart
thomas

Oak Road South

Hadleigh, SS7 2BG

- GROUND FLOOR FLAT
- REDECORATED THROUGHOUT
- NEW CARPETS THROUGHOUT
- EN SUITE TO BEDROOM ONE

Guide Price £210,000

EPC Rating '83'



HALL Entrance into hall with security entry phone. Cupboard housing hot water tank with additional storage. Electric heater. Smooth plastered ceiling and coving with spotlights. Newly fitted neutral coloured carpet.

LOUNGE 14' 04" x 10' 05" (4.37m x 3.18m) A good sized lounge with double glazed window to the rear. Both storage and electric heaters. Smooth plastered ceiling with coving and spotlights. Newly fitted carpet. Opening to kitchen.

KITCHEN Range of light wood effect eye and base level units with light marble effect laminate work surfaces with matching upstands. One and a half bowl stainless steel sink. Integrated electric oven with electric hob over and stainless steel chimney extractor hood. Washing machine. Under counter lighting. Smooth plastered ceiling with spotlights. Light wood effect laminate flooring.

BEDROOM ONE 14' 07" x 10' 05" (4.44m x 3.18m) A nice size master bedroom with recessed fitted

wardrobes to one wall. Double glazed box bay window to the rear. Electric heater. Newly fitted carpet. Door to ensuite.

EN SUITE BATHROOM Wall mounted hand wash basin. WC with concealed cistern. Shower cubicle with mains shower. Half tiled to all visible walls. Extractor fan and wall mounted heater. Grey vinyl flooring.

BEDROOM TWO 10' 05" x 7' 11" (3.18m x 2.41m) Double glazed window to rear. Electric heater. Smooth plastered ceiling. Newly fitted carpet.

BATHROOM Bath. Wall mounted hand wash basin. WC with concealed cistern. Half tiled to all visible walls. Wall heater and extractor fan. Smooth plastered ceiling with spotlights. Grey vinyl flooring.

AGENTS NOTE There is allocated parking for one with additional visitors parking.

Long lease of 125 years from 2004.

Service charge £1079.80 per annum which includes buildings insurance and water.

