

stuart
thomas



- LOCATION LOCATION LOCATION
- STUNNING VIEWS TOWARDS THE THAMES ESTUARY
- TWO BEDROOMS
- FITTED KITCHEN

Flat 2 / Estuary View, 103 - 105 Castle Road, Hadleigh, Essex, SS7 2AU

£260,000

LOCATION LOCATION LOCATION! This STUNNING FIRST FLOOR FLAT benefits from SOUTH FACING VIEWS over FIELDS towards the Thames Estuary. Offering a SPACIOUS LOUNGE/DINER with patio doors leading to the SUN BALCONY, fitted kitchen, two bedrooms the master with fitted wardrobes and bathroom. Be quick!



Property Description

ENTRANCE HALL

Part glazed entrance door leads to the entrance hall. Stairs to the first floor. Double radiator. Lead light double glazed window to the side. Built in storage cupboard. Access to the loft via a loft ladder. Security entryphone.

LOUNGE/DINER

15' 2" x 13' 9" NARROWING TO 11' 4" (4.62m x 4.19m) This bright and spacious room has double glazed sliding doors leading to the sun balcony with STUNNING VIEWS over fields towards the THAMES ESTUARY. Coving. Double radiator.

KITCHEN

9' 3" x 7' 2" (2.82m x 2.18m) Double glazed window to the rear offering excellent views towards the Thames Estuary. Well fitted with units at eye and base level with ample work surfaces over. One and a half bowl single drainer sink unit with a mixer tap over. Space and plumbing for a washing machine. 4 ring electric hob with a built under oven and extractor cooker hood over. Cupboard housing the gas fired central heating boiler.

BEDROOM ONE

15' 9" into the bay" x 10' (4.8m x 3.05m) Lead light double glazed bay window to the front aspect. Radiator. Fitted wardrobes and bedside tables. Coving.

BEDROOM TWO

8' 9" x 7' 2" (2.67m x 2.18m) Lead light double glazed window to the front. Large storage cupboard. Coving. Radiator.

BATHROOM

With a 3 piece suite comprising a low level wc pedestal wash hand basin and panelled bath with a mixer tap and





independent shower over. Shower screen. Lead light double glazed obscure window to the side. Radiator. Half tiled and fully tiled to the bath area.

COMMUNAL GARDENS

To the front and rear of the property. We understand this flat benefits from sharing an outside storage space with the flat below.

ALLOCATED PARKING

There is allocated parking for one vehicle and further visitors parking to the front of the property.



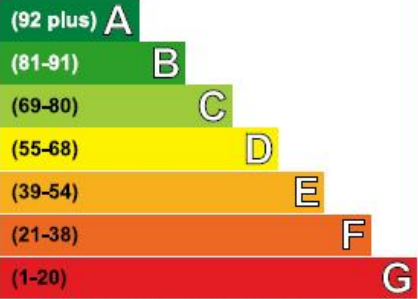
TENURE

We understand that the vendor is selling this flat with the benefit of a share of the freehold. The lease we believe runs from 1990 as is for a term of 199 years.

There is a maintenance charge payable of £70 per month which includes buildings insurance, a gardener, window cleaner and hire of a wheelie bin for rubbish collection.



Very energy efficient - lower running costs



Not energy efficient - higher running costs



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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