COUNTRYSIDE ESTATES
205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY
TEL: 01268 755555 EMAIL: benfleet@countrysideestates.co.uk
www.countrysideestates.co.uk

17 Cleves Court, 139 London Road, Hadleigh, SS7 2RA

£285,000 Leasehold

A LARGE TWO DOUBLE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH NO ONWARD CHAIN, located in this excellent location just a short walk of Morrisons superstore and shopping facilities in the town centre.

This apartment has been maintained to an immaculate standard having newly fitted carpets, UPVC double glazing and Dimplex electric heaters, and the benefit of a new water heater installed 2020.

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Communal entrance hall

With both stairs and lift access.

Entrance hall 17'5 wide (5.31m wide)

A lovely size hallway, power points and intercom system, dimplex heater, coved and skimmed ceiling, airing cupboard with shelving and lighting, water heater installed 2022, 7'3 x 3 built in cupboard with lighting and shelving, further built in shelved storage cupboard.

Lounge/Diner 19'7 x 10'7 (5.97m x 3.23m)

A bright and spacious room with windows to both front and flank, coved and skimmed ceiling, dimplex heater, feature mock fireplace, panelled glazed double doors to kitchen

Kitchen 7'4 x 7 (2.24m x 2.13m)

Window to front, modern range of fitted base and wall cupboards, attractive range of worktops incorporating single drainer stainless steel sink unit, AEG built in oven, microwave and ceramic hob, built in fridge and freezer, coved and skimmed ceiling, tiled splashbacks to working areas.

Bedroom one 17'3 plus wardrobes x 9'7 (5.26m plus wardrobes x 2.92m)

Window to front, dimplex heater, coved and skimmed ceiling, recently built in mirror fronted wardrobes.

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Bedroom two 19'4 x 9'2 max (5.89m x 2.79m max)

Window to front, dimplex heater, coved and skimmed ceiling.

Communal lounge

Large communal lounge with kitchen area.

Shower room 6'10 x 5'6 (2.08m x 1.68m)

Modern white suite comprising of double width fully tiled shower cubicle, vanity wash hand basin with cupboards under, close coupled wc, fully tiled walls, non slip flooring (recently fitted), skimmed ceiling, dimplex wall fan heater.

Laundry room

For residents located on the ground floor.

Communal gardens

Located to the rear of the building.

Communal parking

Parking area to front (not allocated)

Guest suite

Available to book via the house manager for a nominal charge.

Lease

Approx. 111 years left.

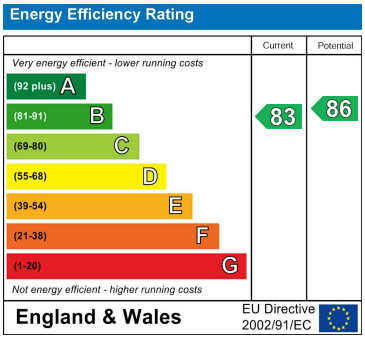
Maintenance charge

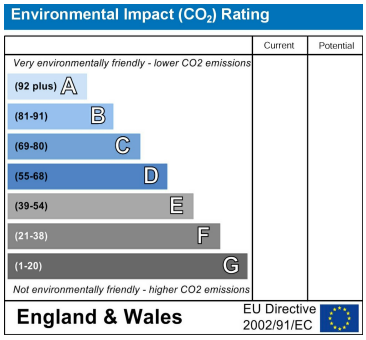
£4502.32 per annum paid in two instalments. This includes building insurance and water bills.

Ground rent

£495 per annum paid in two instalments.

Council tax band C





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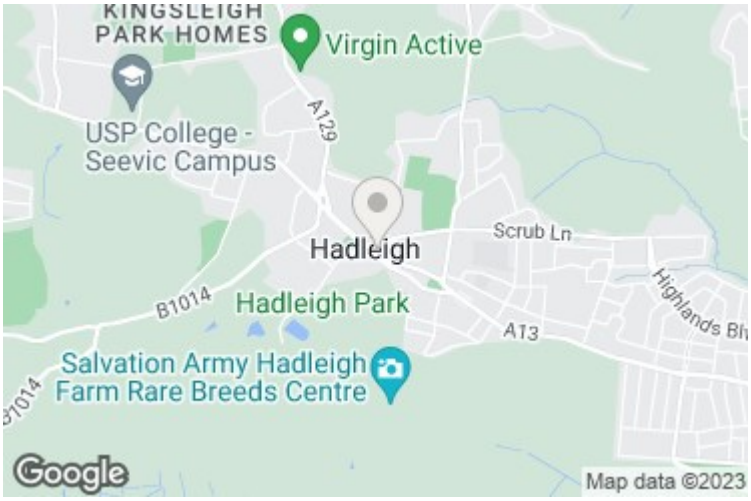

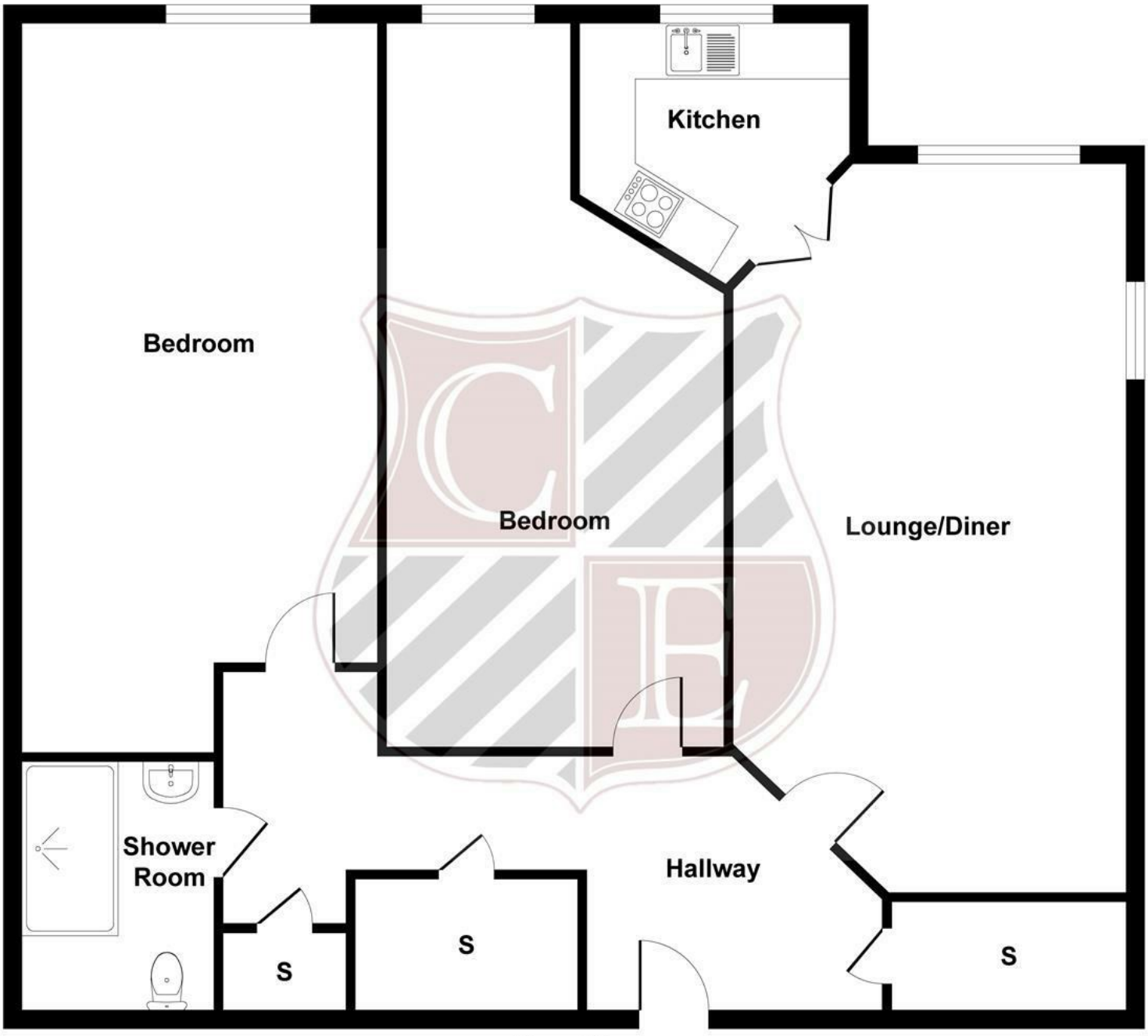

Floor Plan

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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