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## 56 Wilkinson Drop, Oak Road South, Hadleigh, SS7 2BG

**£1,150**

TO LET - A spacious two bedroom apartment in the popular Wilkinson Drop development in central Hadleigh close to the amenities and High Street. The property comprises of a generous size lounge, modern kitchen, two good size bedrooms and a three piece bathroom suite. The complex has a security entry system, CCTV, Bike Store, Allocated & Visitors Parking plus water rates included! Available from late February.

# 56 Wilkinson Drop, Oak Road South, Hadleigh, SS7 2BG

/ Two Bedroom Apartment
/ Lounge 15'00 x 12'03
/ Kitchen 9'07 x 6'05
/ Bedroom One 14'05 x 10'05
/ Bedroom Two 11'03 x 6'06
/ Bathroom 8'06 x 6'04
/ Water Rates Included
/ No Gas
/ EPC Band C
/ Council Tax Band B
/ Allocated Residents Parking
/ Visitor Parking
/ Sought After Development
/ Central Hadleigh Location
/ Available End Of February

Location
Set within a popular and well maintained building a stones throw from Hadleigh Town Centre including High Street, Supermarket, John Burrows Park and Hadleigh County Park.

Communal Entrance Hall
Entry phone system, carpeted stairs leading to second floor with private solid wood entrance door.

Spacious Reception Hall
Grey fitted carpet laid to the flooring, with smooth painted neutral walls, a storage cupboard provides plenty of space with a second airing cupboard housing the hot water cylinder and shelving. There is shelf above the wall mounted heater and the security entry phone system. Doors lead off to the further accommodation.

Lounge 15'00 x 12'03
A good size lounge with a grey fitted carpet and smooth neutral painted walls. Coved ceiling with inset spot lights, a uPVC double glazed window to rear with aspect over the Thames Estuary.

Kitchen 9'07 x 6'05
Having range of modern base and eye level units, light roll edge work surfaces with inset stainless steel sink and drainer unit with contemporary style mixer tap, brushed steel electric oven with hob above, brushed steel extractor over with brushed steel back plate, space for fridge/freezer and washing machine, under cupboard spot lighting, smooth plastered ceiling with inset spot lights, and painted walls.

Master Bedroom 14'05 x 10'05
A generous size main bedroom having uPVC double glazed window to front with views towards the Thames Estuary and over surrounding rooftops towards Westcliff and Southend. Fitted grey carpet, television point, built in wardrobes, smooth plastered and coved ceiling, contemporary style heater.

Bedroom Two 11'03 x 6'06
An ample size second bedroom having fitted grey carpet, a uPVC double glazed window with views over surrounding rooftops towards the Thames Estuary, contemporary style panel heater, smooth plastered ceiling.

Bathroom 8'06 x 6'04
A three piece suite comprising of a panelled bath with shower attachment above, wall hung sink basin, concealed cistern WC with display shelf above, quality attractive vinyl floor, half tiled walls, smooth plastered ceiling, extractor fan, inset spot lights.

Outside
Allocated off street parking space and additional visitors spaces. Communal gardens surround the building which are tended to on a weekly basis. Various bin stores and bike store.

Utilities
With water rates included within the rent and no gas within the property!

Available End Of February / Full Referencing Required / No Pets Allowed As Per Building Lease / EPC Band C /

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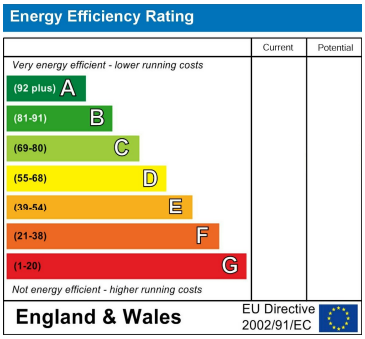


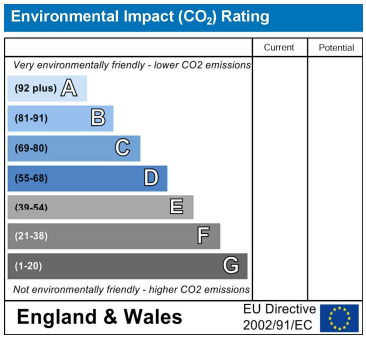

TOTAL APPROX. FLOOR AREA 696 SQ.FT. (64.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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