



Queen Street | Hadleigh | IP7 5DZ

Available in July is this large two-bedroom apartment located in the centre of Hadleigh. The property boasts two double bedrooms, large kitchen and living area, bathroom with additional separate WC and buzzer entrance system. Call now to secure a viewing.

£825 pcm

- Available July
- Two Double Bedrooms
- Large Open Plan Living Room
- WC and Bathroom
- Close to Local Amenities
- Gas Central Heating

Local Authority – Babergh District Council  
 Council Tax Band – A  
 Post Code – IP7 5DZ

**COMMUNAL ENTRANCE** Entrance door. Stairs to communal landing. Storage cupboard.

**ENTRANCE HALL** Enter from front door. Access to WC, bathroom and airing cupboard. Radiator. Sun pipe providing natural day light.

**WC** White suite comprising low level flush WC complimented by 'His and Hers' wash hand basins. Radiator to front. Tile splash backs. Extractor fan. Sun pipe.

**BATHROOM** White suite comprising low level flush WC, wash hand basin with storage below and paneled bath with shower over. Tile splash backs. Extractor fan. Radiator. Sun pipe.

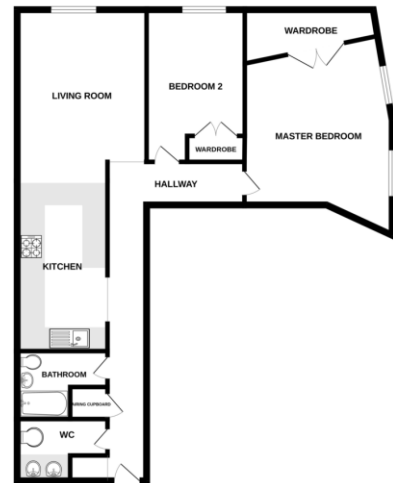
**KITCHEN/LIVING AREA** 28' 6" x 12' 9" (8.70m x 3.90m) Kitchen area comprises of stainless steel sink unit with cupboard under. Extensive range of matching base and wall mounted units with complimentary work surfaces over. Tile splash backs. Integrated washing machine, dishwasher and fridge/freezer. Built in oven and four ring hob with extractor hood over. Power points.

Living area with access to breakfast bar. Window to rear aspect. Radiator. Power points.

**MASTER BEDROOM** Irregular shape 24' 7" x 7' 2" (7.50m x 2.20m) max Power points. Radiator. Large built in double wardrobe. Two windows to rear aspect.

**BEDROOM TWO** 12' 11" x 8' 3" (3.95m x 2.54m) Power points. Radiator. Large built in double wardrobe. Window to rear aspect.

GROUND FLOOR  
 808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA: 808 sq.ft. (75.1 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the figures contained herein, measurements of floors, walls, ceilings and other parts of the property are approximate and should not be relied upon for any legal purpose. The drawings, specifications and particulars are for general guidance only and should not be relied upon for any legal purpose. The drawings, specifications and particulars are for general guidance only and should not be relied upon for any legal purpose. Made with AutoCAD 2011



## Contact Details

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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