

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Cleves Court, London Road, Hadleigh, Benfleet, SS7 2RA



£250,000

WILLIAMS & DONOVAN - situated within short walking distance of the many amenities on offer in Hadleigh Town Centre, in a McCarthy & Stone purpose built retirement complex is this two bedroom first floor apartment. With a lease length of approx. 110 years; 24 hour careline; communal lounge, kitchen and laundry room; resident parking and the added bonus of a guest suite available for visitors, this apartment benefits from having integrated appliances to the kitchen; spacious lounge/diner; two double bedrooms and a modern shower room. EPC rating - B. Our ref: 15029

Accommodation comprises:

Entrance via secure entry phone to entrance hall. Access to communal areas. Stairs and lifts to all floors.

Private entry door on FIRST FLOOR to:

## HALLWAY

Coved and skimmed ceiling. Large storage cupboard. Further storage cupboard housing recently installed hot water cylinder, consumer unit and shelving. Electric radiator. 24 hour careline pull cord. Doors to:

## LOUNGE/DINER 19' 5" x 10' 6" (5.92m x 3.2m)

Coved and skimmed ceiling. UPVC double glazed windows to side and rear aspects. Electric radiator. Door to:



## KITCHEN 8' 0" x 7' 4" (2.44m x 2.24m)

Coved and skimmed ceiling. UPVC double glazed window to rear aspect. Range of base and eye level units. Inset stainless steel sink drainer. Tiled splashback. Built in AEG electric oven. Integrated AEG microwave. Inset 4 ring AEG electric hob with extractor over. Integrated fridge. Integrated freezer. Under cupboard lighting. Vinyl flooring.



## BEDROOM ONE 19' 3" x 9' 7" (5.87m x 2.92m)

Coved and skimmed ceiling. UPVC double glazed window to rear aspect. Range of fitted wardrobes with mirror fronted doors. Electric radiator.



## BEDROOM TWO 19' 3" x 9' 2" reducing to 5' 4" (5.87m x 2.79m > 1.63m)

Coved and skimmed ceiling. UPVC double glazed window to rear. Electric radiator.



### **SHOWER ROOM 6' 9" x 5' 6" (2.06m x 1.68m)**

Coved and skimmed ceiling. Modern three piece suite comprising close coupled w/c, vanity mounted wash hand basin and large walk in shower cubicle. Wall mounted heater. Heated towel radiator. Tiled walls. 24 hour careline pull cord.



### **COMMUNAL AREAS**

This complex benefits from having a large communal lounge with kitchen area, and an onsite laundry room. There is also a guest suite available for visitors to book on a per night basis. Communal grounds. Residents parking on a first come, first served basis.



### **Agent's Note:**

**Lease length approx. 110 years**

**Service charge - £4,502.32 per annum (paid in two instalments)**

**Ground rent - £495 per annum**

738 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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