



STUART THOMAS
ESTATES



- PENTHOUSE FLAT
- MASTER BEDROOM WITH ENSUITE
- BI FOLD DOORS TO BALCONY FROM THE LOUNGE AREA
- ▲ SOUTH FACING COMMUNAL

15 Steeplegate, Castle Lane, Hadleigh, Essex , SS7 2AF

Offers Over £280,000

Do you want to live in CENTRAL HADLEIGH? Looking for OUTSIDE SPACE but don't want the hassle of looking after a garden? FABULOUS 2 bedroom PENTHOUSE apartment, located in the heart of Hadleigh. You can enjoy the PANORAMIC DISTANT THAMES ESTUARY from your OWN ROOF TERRACE with access from the lounge and master bedroom or enjoy socialising in the sun on the communal roof terrace. Electric gated parking, communal roof terrace and lift. A GREAT LOCK UP AND GO PROPERTY.



Property Description

GENERAL

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COMMUNAL ENTRANCE

Approached via a communal entrance door with an elevator to the second floor. Secure video entry phone.

ENTRANCE HALL

Entrance via a hard wood door to the spacious entrance hall with two storage cupboards and video entry phone. Radiator. Fitted carpet.

LOUNGE/KITCHEN

22' 1" x 12' 0" (6.73m x 3.66m) Good sized lounge with double glazed bifold doors leading to the balcony at the front of the property. Two radiators. Fitted carpet. Smooth plastered ceiling with spotlights. The lounge is open plan to the kitchen area which has eye and base level units with work surfaces over and one and a half bowl stainless steel sink. Integrated fridge/freezer, washing machine and dishwasher. Built in single oven with four ring gas hob above with stainless steel chimney style extractor. Gas fired central heating boiler.



BATHROOM

Comprising of a 3 piece white suite with bath and shower



over, fully tiled mains shower with sliding glass door, WC and vanity wash basin. Half tiled to all visible walls. Tiled flooring. Chrome heated towel rail. Smooth plastered ceiling.

MASTER BEDROOM

15' 3" x 8' 8" (4.65m x 2.64m) Good sized bedroom with built in wardrobes and chest of drawers. Radiator. Fitted carpet. Double glazed patio doors to front leading to balcony.

EN SUITE

A three piece white suite comprising corner shower cubicle with sliding door. Wall mounted wash hand basin, low flush WC. Part tiled walls. Tiled floor. Chrome heated towel rail. Smooth plastered ceiling with spot lights.

BEDROOM TWO

12' 2" x 9' 7" (3.71m x 2.92m) A good sized second bedroom with a double glazed window to the front. Radiator. Carpet. Smooth plastered ceiling.

SUN TERRACE

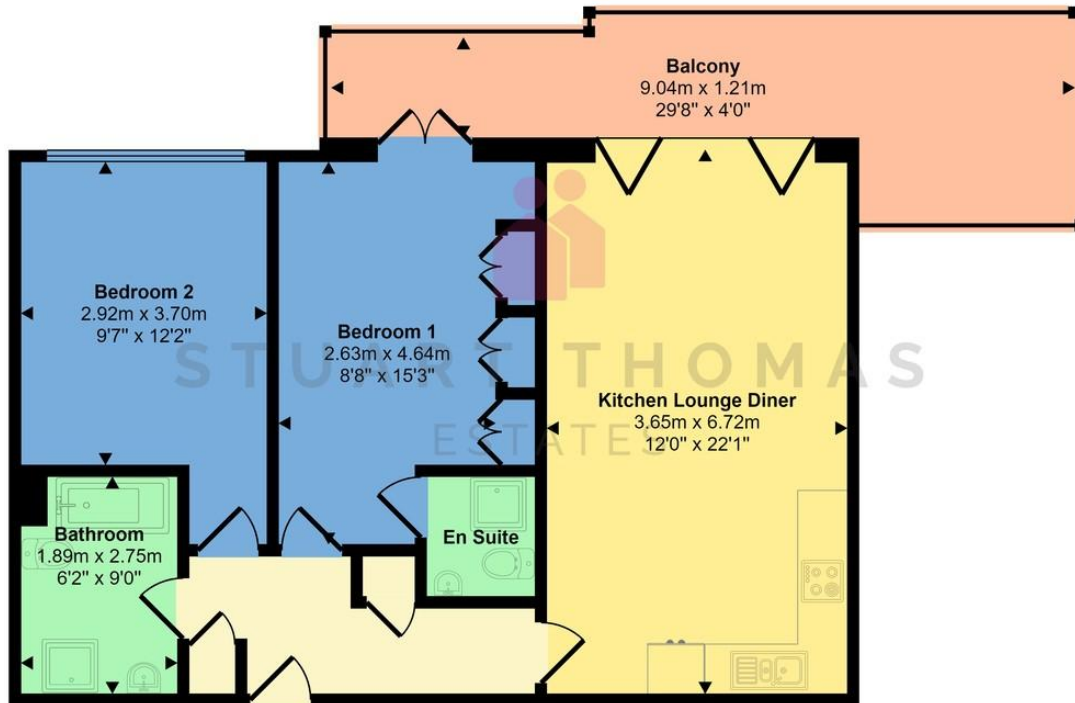
With access from the Lounge and Master Bedroom offering distant views towards the Thames Estuary with ample space for a table and chairs.

COMMUNAL ROOF TERRACE

There is a fabulous south facing communal roof terrace with panoramic views towards The Thames Estuary. Astro Turf has been laid and occupants have the use of tables, chairs and parasols as well as washing lines.



Approx Gross Internal Area
67 sq m / 718 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

PARKING

The apartment comes with one secure allocated parking space with a remote controlled electrically operated gate.

AGENTS NOTES

Tenure Leasehold

125 years from 1st January 2004 - Service charge is £1501.50 per annum Ground rent £200.00 per annum.

Council Tax Band D

Castle Point Borough Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		

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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 are 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