

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Holbrook House, Church Road, Hadleigh, Benfleet, SS7 2DG



£169,995

WILLIAMS and DONOVAN are pleased to offer for sale this one bedroom flat 2nd floor flat situated in the heart of Hadleigh town centre. Benefitting from being offered for sale with **NO ONWARD CHAIN**, and having a long lease of approx. 149 years, this large, well presented flat has a modern kitchen and bathroom suite, with underfloor heating throughout and would make an ideal **BUY TO LET** investment or **FIRST TIME BUY**.
EPC rating - D. Our ref: 15379

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

sales@wdbenfleet.com | sales@wdhockley.com | lettings@wdlets.com
01268 75252 | www.williamsanddonovan.com



Holbrook House, Church Road, Hadleigh, Benfleet, SS7 2DG

Accommodation comprises:

Entrance via secure entry door to COMMUNAL HALL. Stairs to all floors. Personal solid wood entry door to:

HALLWAY

Secure phone entry system. Built in storage cupboard. Laminate flooring. Doors to:



LOUNGE 17' 2" x 12' 7" reducing to 10' 10" (5.23m x 3.84m > 3.3m)

Double glazed window to front aspect. Skimmed ceiling. Underfloor heating. Opening to:



KITCHEN 12' 7" x 6' (3.84m x 1.83m)

Skimmed ceiling. Double glazed window to rear aspect. Range of base and eye level units. Roll edged working surfaces. Inset ceramic sink drainer. Inset 4 ring electric hob with extractor fan above and electric oven under. Space for under counter fridge and freezer. Space and plumbing for washing machine. Tiled floor with underfloor heating.



BEDROOM 12' 10" x 11' 1" (3.91m x 3.38m)

Skimmed ceiling. Double glazed window to front aspect. Underfloor heating.



BATHROOM 7' 8" x 5' 10" (2.34m x 1.78m)

Skimmed ceiling. Obscure double glazed window to rear aspect. Three piece suite comprising close coupled w/c, pedestal mounted wash hand basin and shower cubicle with electric shower. Airing cupboard housing water heater.



OUTSIDE OF PROPERTY:

Communal gardens.

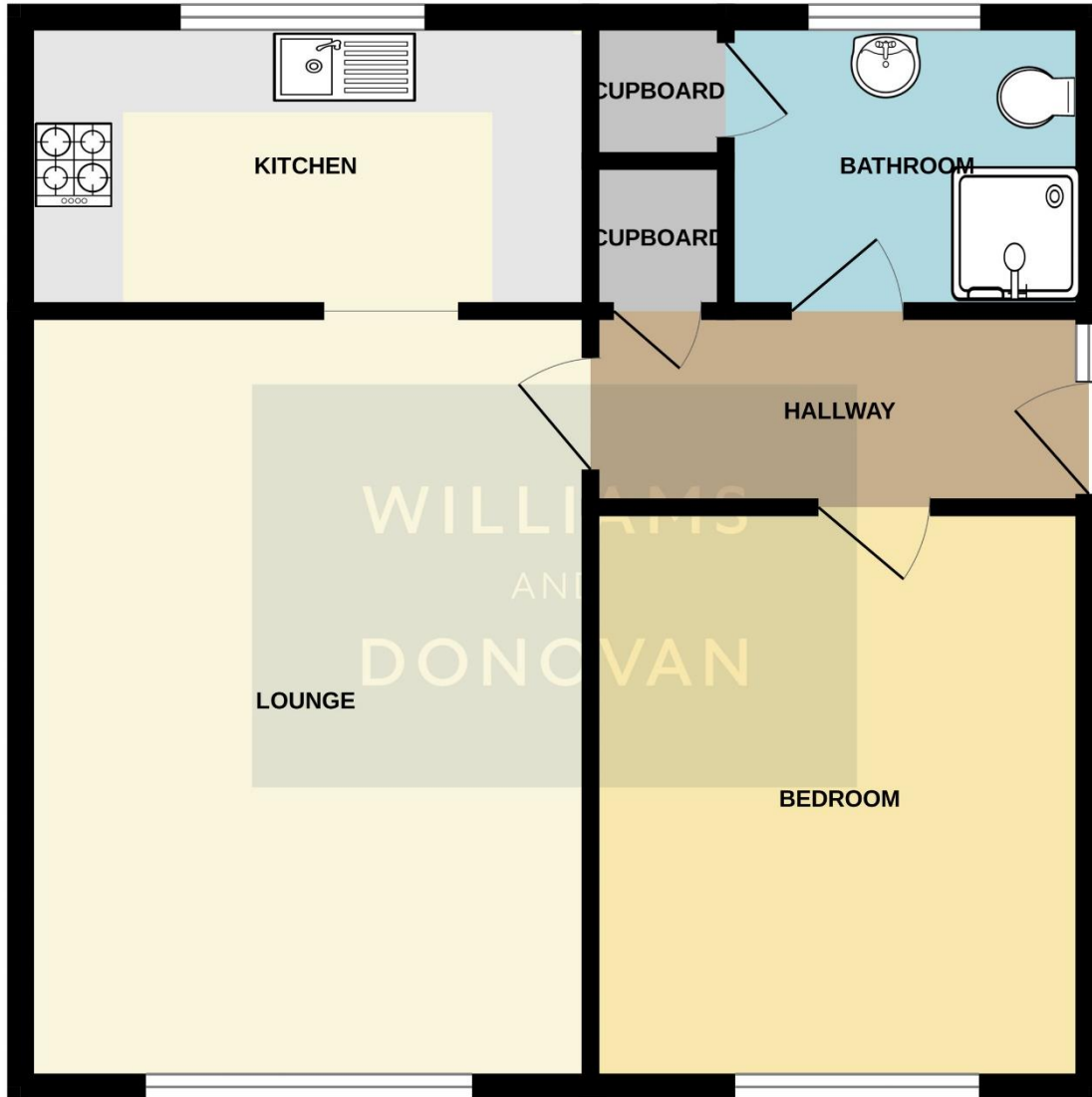
Agent's Note:

Lease remaining approx. 149 years

Service charge £1,200 per annum

Ground rent £50 per annum

GROUND FLOOR



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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.