

Burnt Oak Lodge, 711 London Road, Hadleigh, SS7 2EE



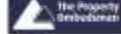
£235,000

WILLIAMS & DONOVAN - this spacious two bedroom ground floor flat is situated in a popular residential block on the Hadleigh/Leigh borders with views opposite across the Salvation Army fields to the Estuary and beyond. The property benefits from being offered with NO ONWARD CHAIN and has been maintained to a high standard. The property also benefits from having a garage. EPC rating - C. Our ref: 12350

Directions: This property can be found on the A13, London Road, nearly opposite the turning for Tattersall Gardens.



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Accommodation comprises:

Entrance via personal entrance door to:

ENTRANCE HALL

Door to:

KITCHEN 9' x 8' 2" (2.74m x 2.49m)

Extensive range of base and eye level units. Complimentary roll edged working surfaces. Tiled splash backs. Inset stainless steel single drainer one and a quarter bowl sink with mixer taps. Integrated oven and hob with extractor chimney above. Space and plumbing for washing machine. Ceramic tiled floor.



LOUNGE/DINER 16' 1" x 13' 2" plus recess (4.9m x 4.01m)

Coved ceiling. Two double glazed windows to front elevation. Radiator. Feature Adams style fireplace with marble effect insert and hearth. Laminated wood effect flooring. Door to:



INNER HALLWAY

Laminated wood effect flooring. Doors to:

BEDROOM ONE 13' 8" x 13' (4.17m x 3.96m)

Double glazed window to front elevation with views across the fields towards the Estuary. Radiator. Extensive range of fitted wardrobes incorporating dresser recess with complimentary drawer unit and mirror above.



BEDROOM TWO 9' 6" x 8' 9" (2.9m x 2.67m)

Double glazed window to rear. Radiator.



SHOWER ROOM

Obscure double glazed window to rear. Complimentary wall tiles. Modern fitted three piece suite comprising inset low flush w/c; vanity wash hand basin with cupboards beneath, and large, fully enclosed shower cubicle with overhead rainfall shower. Chrome heated towel rail. Ceramic tiled floor.



EXTERIOR:

The property benefits from being surrounded by communal garden areas with a variety of mature shrubs and trees. Located to the rear of the block are the garages, one of which is included with the sale of the property.

Agent's Note:

Ground rent £25 app per annum;
Service charge £377 per half year;
Buildings insurance £400 per annum;
Lease length 199 years from 25th March 1978
(159 years approx. remaining).



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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