



Brown & Brand



London Road
Hadleigh, SS7 2EB

- Two-bedroom top floor apartment
- Sought after location with Estuary views
- In need of modernising
- No onward chain

£225,000





Property Description

Located in a prominent position with stunning views, this spacious two-bedroom top-floor apartment is offered with no onward chain. The accommodation comprises an entrance hallway, two double bedrooms, a large lounge/diner with additional views, a spacious kitchen/diner, and a three-piece bathroom. The property also benefits from communal gardens and garage.



ACCOMMODATION COMPRISES

Approached via communal entrance door with entry phone system. Stairs leading to top floor. Own personal entrance door giving access to:

ENTRANCE HALL

Wall-mounted entry phone system, skylight window, electric heater, cupboard housing electric meter. Cupboard housing hot water tank. Door to.

SHOWER ROOM

Three-piece suite comprising shower cubicle with electric shower, pedestal wash hand basin, WC, partly tiled walls, obscure double glazed window to rear.

KITCHEN/DINER

13' 4" x 9' 5" (4.06m x 2.87m) Kitchen is fitted with eye level and base units with work surfaces over, incorporating one and a half sink unit with tap and drainer. Electric hob with extractor fans above, tiled splash backs, space and plumbing for washing machine. Space for fridge freezer, space for cooker, double glazed windows to rear, electric heater, tiled flooring.

BEDROOM ONE

13' 10" x 11' 10" (4.22m x 3.61m) Double glazed window to rear, electric heater.

BEDROOM TWO

15' 9" x 9' 6" (4.8m x 2.9m) Double glazed window to front with estuary views. Electric heater.

LOUNGE/DINER

19' 5" x 11' 9" (5.92m x 3.58m) Double glazed window to front with estuary views, Juliet balcony to front with double glazed door opening, feature fireplace, electric heater, further double-glazed window to side.

SERVICE CHARGES

Service Charge - £1814.76 per annum

Remaining Lease - 171 Years

Building Insurance - TBC

Ground Rent - TBC





EXTERNALLY

Communal gardens to both front and rear.

GARAGE

Garage with up and over door in a block with communal parking.

COMMUNAL PARKING

Parking is access via Church Road and communal.



GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 575 sq.ft. (53.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by only prospective purchasers. The services, systems and appliances shown here are not guaranteed and no guarantee as to their operability or efficiency can be given. Image via iStockphoto ©2022

Energy performance certificate (EPC)

Flat 9 River Lodge 527 London Road BENFLEET SS7 2BB	Energy rating E	Valid until: 28 March 2035 Certificate number: 2635-3327-0400-0583-8228
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Property type	Top-floor flat
Total floor area	77 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

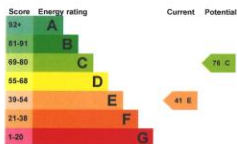
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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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 and 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.