



Brown & Brand



Wikinson Drop
Hadleigh, SS7 2BG

- Two Bedroom Second Floor Apartment in Sought After Development
- Two Double Bedrooms with En-Suite To Main Bedroom
- Large Lounge/Dining Area
- No Onward Chain

£245,000





Property Description

Two-Bedroom Second Floor Apartment in Prime Hadleigh Location nestled in a highly sought-after development, this second floor two-bedroom apartment offers the perfect blend of comfort and convenience. Ideally situated for easy access to Hadleigh town centre and the scenic country park, this property is a must see. The spacious accommodation includes a large lounge/diner, providing an ideal space for both relaxation and entertaining. The fitted kitchen is equipped with a range of integrated appliances, perfect for those who enjoy cooking and modern living. Both double bedrooms are generously sized, with the master featuring its own en-suite bathroom. A further family bathroom offers additional facilities. Further benefits include reserved parking with an additional guest bay, UPVC double glazing throughout, and a long lease. With its exceptional location and offered with No Onward Chain, we highly recommend scheduling an early viewing to fully appreciate all that this property has to offer.





ACCOMMODATION:

Approached via communal security entry door system with stairs to all floors. The flat is located at second floor with personal entrance door with security entry system giving access through to:

ENTRANCE HALLWAY

Carpet. Electric heater. Flat plastered ceiling with spot lighting. Panelled doors giving access to all rooms. Built in storage cupboard housing hot water tank.



BATHROOM

Bathroom is fitted in a modern white three-piece suite comprising panelled bath and shower over, wall mounted wash hand basin and WC with concealed cistern. Half tiling to all walls. Flat plastered ceiling with inset spot lighting. Extractor fan.

BEDROOM ONE

14' 3" x 9' 2" (4.34m x 2.79m) Carpet. Electric heater. Flat plastered ceiling with coving. UPVC double glazed bay window to flank. Built in double door storage cupboard housing fuse board. Further panelled door giving access through to



EN-SUITE

Fitted in a white three-piece suite comprising self-contained shower cubicle with plumbed in shower and glass screen. Wall mounted wash hand basin and WC with concealed cistern. Tiling to most walls. Flat plastered ceiling with inset spot lighting. Extractor fan. Wall mounted heater.

BEDROOM TWO

9' 9" x 9' 8" (2.97m x 2.95m) Carpet. Electric heater. UPVC double glazed window to flank. Flat plastered ceiling. Fitted sliding wardrobes across one wall.



LOUNGE/DINING ROOM

24' x 13' 8" (7.32m x 4.17m) Carpet. Electric heater. UPVC double glazed window to side. Flat plastered ceiling with inset spot lighting. Open archway through to:



KITCHEN

11' 9" x 6' 4" (3.58m x 1.93m) The kitchen is fitted with cupboards and drawer packs to both ground and eye level with contrasting roll edge work surfaces over and splash backs. Inset stainless steel one and a half bowl single drainer sink unit with mixer taps over. Inset stainless steel oven and grill with four ring electric hob and extractor hood over. Space for free standing fridge/freezer. Space and plumbing for washing machine. Flat plastered ceiling with inset spot lighting.

EXTERNALLY

This particular development enjoys parking with reserved bays for each individual apartment with additional visitor and guest bays.

COMMUNAL GARDENS

Communal grounds to front and rear. Secure bin areas.

GROUND FLOOR



Energy performance certificate (EPC)

Plot ID: Whitton Way, Oke Road Stop, Salford, M6 6JZ 017 925 7800	Energy rating: C	Valid until: 23 June 2028
	DeMuster number: 0148-3056-6664-9278-6765	

Property type	Mid-floor flat
Total floor area	64 square metres

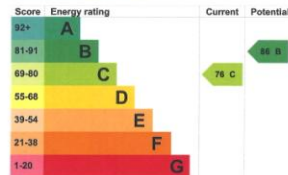
Rules on letting this property

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/government/uploads/system/uploads/attachment_data/file/447000/energy_efficiency_standards_for_private_rental_properties.pdf](#)

Energy rating and score

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

[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 50

Breakdown of property's energy performance

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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