



BRITISH  
PROPERTY  
AWARDS

2018



GOLD WINNER

ESTATE AGENT IN  
LEIGH-ON-SEA



BRITISH  
PROPERTY  
AWARDS

2018-2019



GOLD WINNER

LETTING AGENT  
IN LEIGH ON SEA



## Castle Lane, Hadleigh

LARGE APARTMENT: Castle Estate Agents are pleased to offer FOR SALE this GROUND floor 2 DOUBLE BEDROOM apartment benefiting from a GARAGE, PARKING, communal gardens, SHED and being very spacious, set in this ideally located block just off the High road in Hadleigh and being OFFERED CHAIN FREE.

- 2 Double Bedrooms
- Garage
- Walk to Castle
- Walk to shops
- Share of freehold
- Ground Floor apartment
- Parking
- Town centre location
- Walk to all bus routes
- Very spacious

**£159,995 Freehold**

## Front aspect

Secure communal door to front and rear aspect with entry phone system, storage cupboard, door to rear aspect, Own hardwood front door.

## Inner hallway

Doors to all rooms, storage heater, 3 x storage cupboards, power points, coving.

## Lounge 15' 3" by 11' 4" (4m 65cm by 3m 45cm), (I)

Double glazed windows to rear aspect, storage heater, power points, telephone point, coving.

## Kitchen 12' by 7' 4" (3m 66cm by 2m 24cm), (I)

Double glazed window to rear aspect, eye level and base level units, roll top work surfaces, enamel bowl sink and single drainer with mixer taps, tiled splash backs, power points, coving, storage heater, space for fridge freezer, gas cooker and washing machine.

## Bedroom 1 13' by 9' 8" (3m 96cm by 2m 95cm), (I)

Double glazed window to the front aspect, power points, storage heater.

## Bedroom 2 12' 12" by 9' 8" (3m 96cm by 2m 95cm), (I)

Double glazed window to the front aspect, power points, storage heater.

## Bathroom

2 piece White suit comprising of a hand wash basin and panel enclosed bath with mixer taps and shower attachments, frosted window to the rear aspect, tiled splash backs, coving.

## Seperate wc

White low level flush toilet, double glazed frosted window to the rear aspect.



## Rear gardens

Ample communal gardens, own shed, own garage with up and over door and parking in front.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	62
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.