



STUART THOMAS  
ESTATES



- **\*\*GUIDE PRICE £210,000\*\***
- GAS CENTRAL HEATING
- IN HEART OF TOWN CENTRE
- SHORT WALK TO HADLEIGH CASTLE & COUNTRY PARK

8 Homestead Court, High Street, Hadleigh, Benfleet, SS7 2PB

£210,000

DONT MISS OUT on this good size 2 double bedroom purpose built first floor flat in the heart of Hadleigh Town centre. UPVC double glazed. Gas radiator heating. 3pce white bathroom. Spacious fitted kitchen. Communal parking area & gardens. Available now to view 01702 558110.



## Property Description

### ENTRANCE HALL

Entrance door leads to the entrance hall. Storage cupboard. Airing cupboard. Radiator.

### LOUNGE

Double glazed window to the rear. Double radiator. Coving.

### KITCHEN

Well fitted with a range of units at eye and base level with ample work surfaces over. 4 ring gas hob with an extractor cooker hood over and a built under oven. Single drainer stainless steel sink unit with a mixer tap over. Space and plumbing for a washing machine. Double glazed window to the front.

### BEDROOM ONE

Double glazed window to the rear. Radiator.

### BEDROOM TWO

Double glazed window to the front. Radiator.

### BATHROOM

With a low level wc pedestal wash basin and a panelled bath with a mixer tap and shower attachment. Obscure double glazed window to the front.

### COMMUNAL GARDENS

To the front and rear.

### COMMUNAL CAR PARK

Providing un allocated off street parking.

### GENERAL

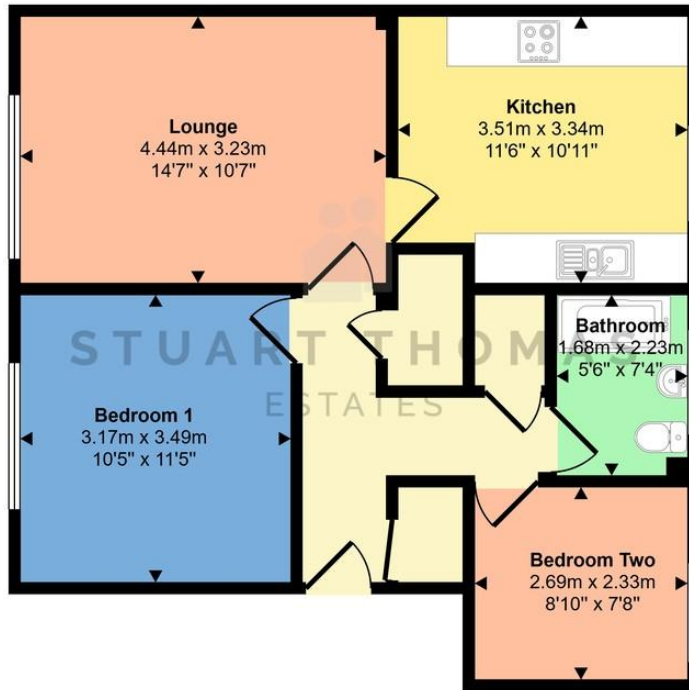


Lease: 125 year lease from 28/02/1994

Ground Rent: £10 per year

Service Charge: £863 per year

Approx Gross Internal Area  
59 sq m / 639 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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