

First Floor



This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.
Plan produced using PlanUp.

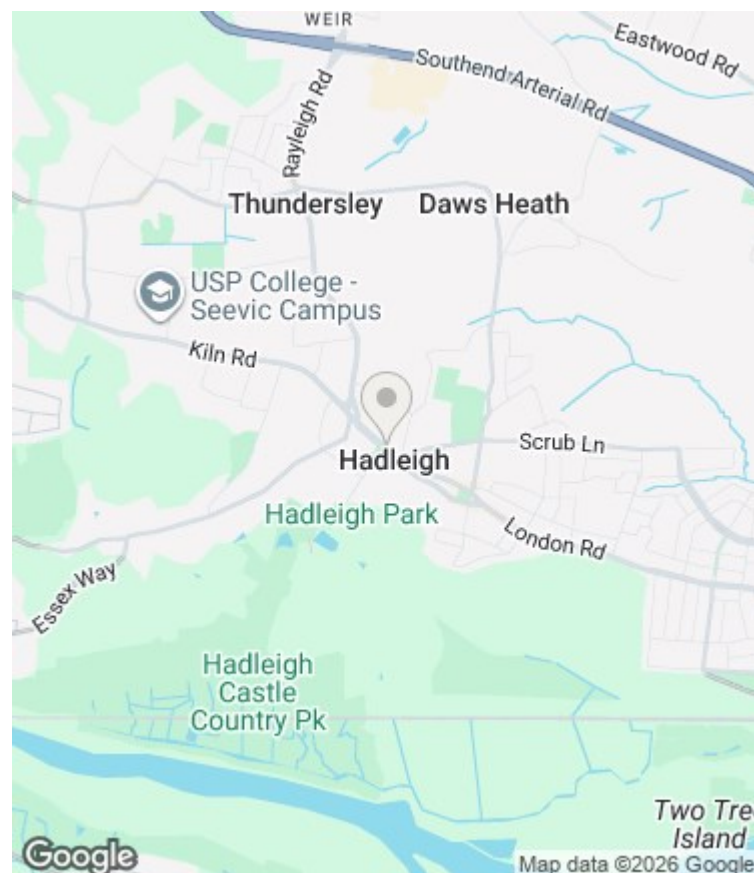
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representations



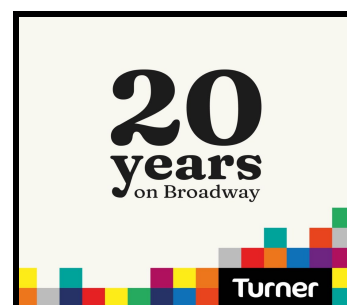
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SOUGHT AFTER McCARTHY & DEVELOPMENT
SHORT WALK TO HADLEIGH TOWN CENTRE &
MORRISONS SUPERMARKET
COMMUNAL LOUNGE AND LAUNDRY ROOM
MODERN SHOWER ROOM / W.C
FITTED KITCHEN

TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT.
24 HOUR CARE LINE & LIFT TO ALL FLOORS
GUESTS SUITE & RESIDENTS PARKING
LOUNGE WITH DUAL ASPECT WINDOWS
NO ONWARD CHAIN

CLEVES COURT, LONDON ROAD, HADLEIGH
OFFERS IN EXCESS OF £200,000



WHAT & WHERE - LOCATED JUST A SHORT WALK FROM HADLEIGH TOWN CENTRE AND MORRISONS SUPERMARKET THIS TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT WITHIN THIS POPULAR McCARTHY & STONE RETIRMENT COMPLEX. WITH RESIDENTS PARKING, 24 HOUR CARE LINE, GUEST SUITE, COMMUNAL LOUNGE AND LAUNDRY ROOM. THE APARTMENTMENT BOASTS GENEROUSLY PROPORTIONED ROOMS AND IS OFFERED FOR SALE WITH NO ONWARD CHAIN.

WHY - PERFECT FOR A RETIRED COUPLE OR SINGLE PERSON LOOKING TO BE CLOSE TO ALL LOCAL AMENITIES, BUS ROUTES TO LARGER TOWNS AND HAVING THE PEACE OF MIND OF A 24 CARE LINE AND GUEST SUITE AVAILABLE FOR VISITORS

 2  1  1  C

Council Tax Band : C



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Turner Sales & Lettings



ENTRANCE HALL
27' 6'10" reducing to 4'

LOUNGE
14'6" x 11'3"

FITTED KITCHEN
8'10" x 5'8"

BEDROOM ONE
14'8" x 12'6" reducing to 6'2"

BEDROOM TWO
13'5" x 8'8"

SHOWER ROOM / W.C
8'9" x 6'1"

RESIDENT PARKING
GUEST SUITE AVAILABLE
LIFT ACCESS TO ALL
FLOORS

COMMUNAL LOUNGE

LEASE DETAILS
LENGTH OF LEASE - 125
YEARS FROM 01.01.2008
GROUND RENT - £495.00
PER ANNUM
SERVICE CHARGE -
£2,525.00 PAYABLE

TWICE YEARLY (TOTAL
£5,050) - includes
building insurance and
water charges

THE ABOVE HAS BEEN
SUPPLIED BY THE
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SOLICITOR



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